



**Address:** [4412 CARMEL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 15710-2R-12  
**Subdivision:** GOLDEN GATE ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.6998172233  
**Longitude:** -97.2567795763  
**TAD Map:** 2072-372  
**MAPSCO:** TAR-093A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** GOLDEN GATE ADDITION  
Block 2R Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1955

**Personal Property Account:** N/A

**Agent:** GILL DENSON & COMPANY LLC (12107)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01074725

**Site Name:** GOLDEN GATE ADDITION-2R-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,360

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,540

**Land Acres<sup>\*</sup>:** 0.1501

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

APPROVED PROPERTIES LLC

**Primary Owner Address:**

226 BAILEY AVE STE 104  
FORT WORTH, TX 76107-1260

**Deed Date:** 3/20/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210066716](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENEFICENT HOME BUYERS LLC	3/19/2010	<a href="#">D210066715</a>	0000000	0000000
SHANNON SCOTT	3/18/2010	<a href="#">D210066714</a>	0000000	0000000
DONNELLY C V JR;DONNELLY JAYNE J	12/1/2009	<a href="#">D209316880</a>	0000000	0000000
MOTA JOSE A;MOTA SYLVIA	12/16/2004	<a href="#">D204395813</a>	0000000	0000000
DONNELLY C V JR	12/31/1900	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$78,377	\$19,620	\$97,997	\$97,997
2024	\$78,377	\$19,620	\$97,997	\$97,997
2023	\$67,659	\$19,620	\$87,279	\$87,279
2022	\$63,000	\$5,000	\$68,000	\$68,000
2021	\$56,000	\$5,000	\$61,000	\$61,000
2020	\$56,000	\$5,000	\$61,000	\$61,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.