



Address: [1904 ASHLAND AVE](#)
City: FORT WORTH
Georeference: 18320-10-4
Subdivision: HILLCREST ADDITION-FORT WORTH
Neighborhood Code: 4C210A

Latitude: 32.7410500992
Longitude: -97.3841568358
TAD Map: 2030-388
MAPSCO: TAR-075G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST ADDITION-FORT WORTH Block 10 Lot 4

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)

Site Number: 01275704

Site Name: HILLCREST ADDITION-FORT WORTH-10-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,980

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

Pool: N

State Code: A

Year Built: 1922

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MCCARTHY RYAN P
MCCARTHY BRANDI

Primary Owner Address:

1904 ASHLAND AVE
FORT WORTH, TX 76107-3854

Deed Date: 2/5/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210042406](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCARTHY BRANDI;MCCARTHY RYAN P	7/14/2004	D204230297	0000000	0000000
LOHMANN JHN SOMMERS;LOHMANN THERESA	4/16/1999	00137740000330	0013774	0000330
DUSHMAN LOWELL E;DUSHMAN MARGARET L	4/24/1992	00110480001281	0011048	0001281
DUSHMAN RICHARD JAMES	4/15/1992	00106120000761	0010612	0000761
DUSHMAN MELINDA & PENA;DUSHMAN R	10/23/1987	00091060000102	0009106	0000102
KELLY LILLIAN;KELLY PATRICIA FORD	6/16/1985	00082260000150	0008226	0000150
KELLY JESSE D;KELLY LILLIAN	10/15/1974	00057270000016	0005727	0000016

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 ⁺
2025	\$329,218	\$183,750	\$512,968	\$512,968
2024	\$329,218	\$183,750	\$512,968	\$512,968
2023	\$306,490	\$183,750	\$490,240	\$470,582
2022	\$256,256	\$183,728	\$439,984	\$427,802
2021	\$140,959	\$183,728	\$324,687	\$324,687
2020	\$126,104	\$187,500	\$313,604	\$313,604

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

- HOMESTEAD GENERAL 11.13(b)

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.