



Address: [4304 WILSON LN](#)
City: FORT WORTH
Georeference: 22380-10-2
Subdivision: KELLIS PARK ADDITION
Neighborhood Code: 4T930A

Latitude: 32.684302595
Longitude: -97.3678160636
TAD Map: 2036-368
MAPSCO: TAR-090J



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

PROPERTY DATA

Legal Description: KELLIS PARK ADDITION Block
10 Lot 2

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$238,058

Protest Deadline Date: 5/24/2024

Site Number: 01488953

Site Name: KELLIS PARK ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,092

Percent Complete: 100%

Land Sqft^{*}: 6,240

Land Acres^{*}: 0.1432

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TILIANO AGUSTIN

TILIANO CELIA

Primary Owner Address:

4304 WILSON LN
FORT WORTH, TX 76133

Deed Date: 8/29/2014

Deed Volume:

Deed Page:

Instrument: [D214189919](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| CAPITAL PLUS I LTD | 4/1/2014 | D214062412 | 0000000 | 0000000 |
| HERNANDEZ JULIO ADRIAN R | 12/6/2012 | D212303820 | 0000000 | 0000000 |
| CAPITAL PLUS I LTD | 10/2/2012 | D212303010 | 0000000 | 0000000 |
| CASTRO SZULEIKA MINERVA | 6/15/2010 | D210149447 | 0000000 | 0000000 |
| CAPITAL PLUS I LTD | 4/29/2010 | D210101219 | 0000000 | 0000000 |
| RAMOS CHRISTOPHER | 2/11/2003 | 00164080000010 | 0016408 | 0000010 |
| BRITTON DAVID H | 3/22/2002 | 00155620000294 | 0015562 | 0000294 |
| BRITTON DAVID H;BRITTON LORI A | 8/29/1991 | 00103740002130 | 0010374 | 0002130 |
| FRALIA MARTHA;FRALIA NAT | 5/1/1984 | 00078140001904 | 0007814 | 0001904 |
| OPAL RUTH GUINN | 12/31/1900 | 00000000000000 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$200,618 | \$37,440 | \$238,058 | \$228,968 |
| 2024 | \$200,618 | \$37,440 | \$238,058 | \$208,153 |
| 2023 | \$184,350 | \$37,440 | \$221,790 | \$189,230 |
| 2022 | \$170,864 | \$25,000 | \$195,864 | \$172,027 |
| 2021 | \$139,345 | \$25,000 | \$164,345 | \$156,388 |
| 2020 | \$125,022 | \$25,000 | \$150,022 | \$142,171 |

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)

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Tarrant Appraisal District Property Information | PDF

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.