



**Address:** [4804 AVE G](#)  
**City:** FORT WORTH  
**Georeference:** 26790--2  
**Subdivision:** MORRIS CLYTIS ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7296082955  
**Longitude:** -97.2523950962  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MORRIS CLYTIS ADDITION 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:** 1957

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$141,251

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

**Site Number:** 01821474

**Site Name:** MORRIS CLYTIS ADDITION-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,037

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,837

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

CP REAL ESTATE LLC

**Primary Owner Address:**

230 N WATERFORD OAKS DR  
CEDAR HILL, TX 75104

**Deed Date:** 4/11/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224064213](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTENO MILAGRO	4/8/2024	<a href="#">D224061422</a>		
PORTER TRACY L	12/5/2017	<a href="#">D218003011</a>		
NGUYEN HIEN HUU;NGUYEN JULIE VU	8/21/2010	<a href="#">D210208846</a>	0000000	0000000
KINSEY ALAN	8/20/2010	<a href="#">D210207980</a>	0000000	0000000
LOST CREEK CATTLE COMPANY LP	10/6/2009	<a href="#">D209296169</a>	0000000	0000000
KLAPPERICH TERRY	2/25/2009	<a href="#">D209063750</a>	0000000	0000000
LOST CREEK CATTLE CO LP	3/13/2006	<a href="#">D206126011</a>	0000000	0000000
DAVIS ERMA RUTH	2/28/2000	00142940000099	0014294	0000099
MORRIS GUSSIE	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 <sup>+</sup>
2025	\$117,739	\$23,512	\$141,251	\$141,251
2024	\$117,739	\$23,512	\$141,251	\$121,440
2023	\$77,688	\$23,512	\$101,200	\$101,200
2022	\$82,000	\$5,000	\$87,000	\$87,000
2021	\$82,000	\$5,000	\$87,000	\$87,000
2020	\$39,000	\$5,000	\$44,000	\$44,000

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.