



**Address:** [4528 MERIDA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26930-3-10  
**Subdivision:** MOUNT RUTLAND ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.6804452656  
**Longitude:** -97.3556608863  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MOUNT RUTLAND ADDITION  
Block 3 Lot 10

**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:** 1924  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$206,223  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01826867  
**Site Name:** MOUNT RUTLAND ADDITION-3-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,316  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**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:**  
RYON BETTYE  
**Primary Owner Address:**  
4528 MERIDA AVE  
FORT WORTH, TX 76115-2004

**Deed Date:** 12/31/1900  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

## 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	\$164,223	\$42,000	\$206,223	\$164,722
2024	\$164,223	\$42,000	\$206,223	\$149,747
2023	\$153,566	\$42,000	\$195,566	\$136,134
2022	\$142,694	\$25,000	\$167,694	\$123,758
2021	\$99,528	\$25,000	\$124,528	\$112,507
2020	\$84,809	\$25,000	\$109,809	\$102,279

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.