



Address: [4026 MODLIN AVE](#)
City: FORT WORTH
Georeference: 27225-2-20
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.7508722233
Longitude: -97.3782564346
TAD Map: 2036-392
MAPSCO: TAR-075C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MCCART'S TO HI-MOUNT
ADDITION Block 2 Lot 20

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: 1927
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01837605
Site Name: MC CART ADDITION-2-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,578
Percent Complete: 100%
Land Sqft^{*}: 6,500
Land Acres^{*}: 0.1492
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:
DUCKWORTH SHAWNA MARIEE
Primary Owner Address:
4026 MODLIN AVE
FORT WORTH, TX 76107

Deed Date: 12/4/2020
Deed Volume:
Deed Page:
Instrument: [D220346360](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YELLOW DOOR RENOVATIONS LLC	9/15/2020	D220239441		
TOWNSLEY LAQUINTA;TOWNSLEY WALTER	12/31/1900	00038550000334	0003855	0000334



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	\$305,999	\$195,000	\$500,999	\$500,999
2024	\$305,999	\$195,000	\$500,999	\$500,999
2023	\$315,587	\$195,000	\$510,587	\$504,257
2022	\$263,415	\$195,000	\$458,415	\$458,415
2021	\$224,253	\$195,000	\$419,253	\$419,253
2020	\$123,726	\$195,000	\$318,726	\$318,726

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.