



Address: [4070 MODLIN AVE](#)
City: FORT WORTH
Georeference: 27225-2-24-30
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.7508771649
Longitude: -97.3789561669
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 24 & E1/2 25

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$690,000

Protest Deadline Date: 5/24/2024

Site Number: 01837656

Site Name: MC CART ADDITION-2-24-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,912

Percent Complete: 100%

Land Sqft^{*}: 9,750

Land Acres^{*}: 0.2238

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:

CORRAL DAVID F

Primary Owner Address:

6410 SOUTHWEST BLVD STE 220
BENBROOK, TX 76109-3920

Deed Date: 4/3/1997

Deed Volume: 0012730

Deed Page: 0000831

Instrument: 00127300000831



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YUILL EDWARD M COOK;YUILL JOHN F	10/15/1996	00125480001711	0012548	0001711
TOWNSLEY LAQUINTA;TOWNSLEY WALTER L	5/16/1995	00119680000456	0011968	0000456
ROWLAND EDISON J;ROWLAND ZULA	3/20/1985	00081340000190	0008134	0000190
E J ROWLAND	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	\$292,500	\$292,500	\$585,000	\$585,000
2024	\$397,500	\$292,500	\$690,000	\$632,500
2023	\$282,500	\$292,500	\$575,000	\$575,000
2022	\$398,894	\$292,500	\$691,394	\$532,400
2021	\$257,500	\$292,500	\$550,000	\$484,000
2020	\$219,103	\$292,500	\$511,603	\$440,000

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

- 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.