



**Address:** [4113 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-4-4  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7503829072  
**Longitude:** -97.3800856225  
**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 4 Lot 4

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01837826

**Site Name:** MC CART ADDITION-4-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,637

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

DAVIS JAY

DAVIS PAM

**Primary Owner Address:**

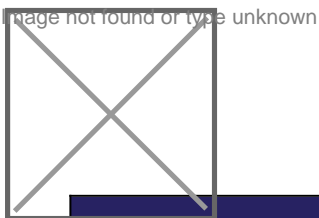
4113 MODLIN AVE  
FORT WORTH, TX 76107-1603

**Deed Date:** 3/3/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221061480](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEZWORSKI LYNN	6/29/2020	<a href="#">D220159169</a>		
NEZWORSKI LYNN;NEZWORSKI THOMAS	7/5/2007	<a href="#">D207343578</a>	0000000	0000000
NEZWORSKI THOMAS	7/20/2005	<a href="#">D205211926</a>	0000000	0000000
DAVID LEWIS BUILDERS	5/2/2005	<a href="#">D205129547</a>	0000000	0000000
SMITH CORRY M;SMITH MICHAEL W	6/14/2001	00149580000216	0014958	0000216
DUFFY DEBRA C	8/25/1993	00112080000864	0011208	0000864
HURLBUT JILL;HURLBUT JOHN H	1/30/1989	00095030000701	0009503	0000701
HORTON EDDIE F	1/12/1989	00095030000696	0009503	0000696
HORTON ROBERT D EST	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	\$646,281	\$180,000	\$826,281	\$826,281
2024	\$646,281	\$180,000	\$826,281	\$826,281
2023	\$694,805	\$180,000	\$874,805	\$874,805
2022	\$653,147	\$180,000	\$833,147	\$833,147
2021	\$551,709	\$180,000	\$731,709	\$731,709
2020	\$548,000	\$180,000	\$728,000	\$728,000

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.