



**Address:** [4109 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-4-5  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7503814785  
**Longitude:** -97.3799259898  
**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 5

**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:** 2008

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 01837834

**Site Name:** MC CART ADDITION-4-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,577

**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:**

LOUDEN GEORGE M JR

LOUDEN LIA P

**Primary Owner Address:**

4109 MODLIN AVE  
FORT WORTH, TX 76107-1603

**Deed Date:** 9/25/2009

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D209264485](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NPOT PARTNERS I LP	5/5/2009	<a href="#">D209123697</a>	0000000	0000000
DORRIS LAVADA	7/20/2007	<a href="#">D207257990</a>	0000000	0000000
GENTRY KATHERINE D	10/27/1991	00104790002075	0010479	0002075
GENTRY BRUCE E	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	\$542,840	\$180,000	\$722,840	\$722,840
2024	\$661,000	\$180,000	\$841,000	\$841,000
2023	\$740,000	\$180,000	\$920,000	\$770,000
2022	\$520,000	\$180,000	\$700,000	\$700,000
2021	\$520,000	\$180,000	\$700,000	\$700,000
2020	\$536,000	\$180,000	\$716,000	\$716,000

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.