



Address: [4105 MODLIN AVE](#)
City: FORT WORTH
Georeference: 27225-4-6
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.7503798389
Longitude: -97.3797620096
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 6

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: 1946

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01837842

Site Name: MC CART ADDITION-4-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,729

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

MODLIN AVE LLC

Primary Owner Address:

4109 MODLIN AVE
FORT WORTH, TX 76107

Deed Date: 6/26/2020

Deed Volume:

Deed Page:

Instrument: [D220152056](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JANDRUCKO STACEY	6/26/2020	D220150160		
ROBINSON ANN;ROBINSON DAVID	7/31/2013	D213203604	0000000	0000000
ROBERTS AMY L;ROBERTS CURTIS W	10/13/2010	D210256318	0000000	0000000
LAGRONE MELISSA	6/28/2004	000000000000000	0000000	0000000
BRANNON MELISSA	4/29/1997	00127580000148	0012758	0000148
SOETENGA LOREN J	8/2/1994	00117040000285	0011704	0000285
RAYNER FREDERICK W	3/26/1987	00088850000880	0008885	0000880
URBEL DAVID A	12/31/1900	000000000000000	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	\$131,538	\$180,000	\$311,538	\$311,538
2024	\$199,000	\$180,000	\$379,000	\$379,000
2023	\$196,359	\$180,000	\$376,359	\$376,359
2022	\$186,816	\$180,000	\$366,816	\$366,816
2021	\$172,999	\$180,000	\$352,999	\$352,999
2020	\$128,925	\$180,000	\$308,925	\$308,925

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

There are no exemptions for this property

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.