



**Address:** [4120 MATTISON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-4-13  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7499945806  
**Longitude:** -97.3804158233  
**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 13

**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:** 1924

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01837923

**Site Name:** MC CART ADDITION-4-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,568

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**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:**

TRINITY THREE DEVELOPMENT LTD

**Primary Owner Address:**

4624 SAINT AMAND CIR  
FORT WORTH, TX 76126

**Deed Date:** 4/11/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225064797](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	5/6/2005	<a href="#">D205135232</a>	0000000	0000000
KENNE KERRI S;KENNE STEPHEN C	9/13/2001	00151550000424	0015155	0000424
EASON STEPHEN J	6/25/1996	00124170000171	0012417	0000171
OTTO DONALD R	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 <sup>+</sup>
2025	\$32,930	\$195,000	\$227,930	\$227,930
2024	\$75,155	\$195,000	\$270,155	\$270,155
2023	\$89,879	\$195,000	\$284,879	\$284,879
2022	\$76,318	\$195,000	\$271,318	\$271,318
2021	\$29,800	\$195,000	\$224,800	\$224,800
2020	\$29,800	\$195,000	\$224,800	\$224,800

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.