



Address: [4050 MATTISON AVE](#)
City: FORT WORTH
Georeference: 27225-5-20
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.7499734924
Longitude: -97.3782701175
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 5 Lot 20

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: 1940

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01838113

Site Name: MC CART ADDITION-5-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,279

Percent Complete: 100%

Land Sqft^{*}: 6,500

Land Acres^{*}: 0.1492

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:

SULLIVAN TRUST

Primary Owner Address:

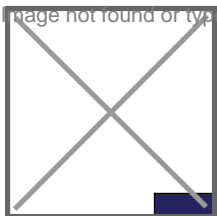
4050 MATTISON AVE
FORT WORTH, TX 76107

Deed Date: 10/6/2021

Deed Volume:

Deed Page:

Instrument: [D221294310](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYO JOSH;MAYO NATALIE	8/10/2018	D218178381		
WILSON HALEY H	10/31/2016	D216257638		
WILSON JAMES G	7/15/2011	D211171963	0000000	0000000
ROBERTSON LISA	6/10/2002	00157410000006	0015741	0000006
WALKER SHIRLEY D	2/15/1966	00041780000593	0004178	0000593
WALKER DURWOOD C 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 ⁺
2025	\$190,916	\$195,000	\$385,916	\$385,916
2024	\$190,916	\$195,000	\$385,916	\$385,916
2023	\$170,000	\$195,000	\$365,000	\$365,000
2022	\$145,000	\$195,000	\$340,000	\$340,000
2021	\$142,207	\$195,000	\$337,207	\$337,207
2020	\$107,577	\$195,000	\$302,577	\$302,577

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.