



**Address:** [4057 MATTISON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-8-5  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7494722257  
**Longitude:** -97.3786039596  
**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 8 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:** 2005

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Site Number:** 01838601

**Site Name:** MC CART ADDITION-8-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,455

**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:**

WYNNE WHITNEY

WYNNE JOHN ROBERT II

**Primary Owner Address:**

4057 MATTISON AVE  
FORT WORTH, TX 76107

**Deed Date:** 10/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222253587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEY JAMES E	2/2/2011	<a href="#">D211312714</a>	0000000	0000000
KEY DENISE;KEY TOM	11/30/2010	<a href="#">D210298099</a>	0000000	0000000
WROTEN ERIC S	12/27/2006	<a href="#">D206412104</a>	0000000	0000000
WROTEN BOBBY WROTEN;WROTEN ERIC	6/13/2006	<a href="#">D206194736</a>	0000000	0000000
HOUSING TRADITIONS LTD	6/12/2006	<a href="#">D206194731</a>	0000000	0000000
HOUSING TRADITIONS INC	4/20/2005	<a href="#">D205128667</a>	0000000	0000000
GREEPPOINT MORTGAGE FUNDING INC	3/1/2005	<a href="#">D205071863</a>	0000000	0000000
HOWELL MARIAN	9/29/2003	<a href="#">D203374741</a>	0000000	0000000
DSACQUISITIONS LLC	5/3/2003	00167210000220	0016721	0000220
CARR SUSIE MAE EST	5/2/2003	00167210000218	0016721	0000218
TEXAS BANK	6/29/2001	00149980000081	0014998	0000081
CARR SUSIE	8/24/1974	00000000000000	0000000	0000000
CARR E E;CARR SUSIE	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	\$692,120	\$180,000	\$872,120	\$872,120
2024	\$692,120	\$180,000	\$872,120	\$872,120
2023	\$745,000	\$180,000	\$925,000	\$925,000
2022	\$565,122	\$180,000	\$745,122	\$745,122
2021	\$529,640	\$180,000	\$709,640	\$709,640
2020	\$531,380	\$180,000	\$711,380	\$711,380

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

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- 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.