

Tarrant Appraisal District

Property Information | PDF

Account Number: 01838601

Address: 4057 MATTISON AVE

City: FORT WORTH Georeference: 27225-8-5

Subdivision: MCCART'S TO HI-MOUNT ADDITION

Neighborhood Code: 4C120D

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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

Latitude: 32.7494722257

TAD Map: 2036-392 MAPSCO: TAR-075C

Longitude: -97.3786039596

Site Name: MC CART ADDITION-8-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,455 Percent Complete: 100%

Land Sqft*: 6,000 Land Acres*: 0.1377

Pool: N

+++ Rounded.

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

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEY JAMES E	2/2/2011	D211312714	0000000	0000000
KEY DENISE;KEY TOM	11/30/2010	D210298099	0000000	0000000
WROTEN ERIC S	12/27/2006	D206412104	0000000	0000000
WROTEN BOBBY WROTEN;WROTEN ERIC	6/13/2006	D206194736	0000000	0000000
HOUSING TRADITIONS LTD	6/12/2006	D206194731	0000000	0000000
HOUSING TRADITIONS INC	4/20/2005	D205128667	0000000	0000000
GREEPOINT MORTGAGE FUNDING INC	3/1/2005	D205071863	0000000	0000000
HOWELL MARIAN	9/29/2003	D203374741	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

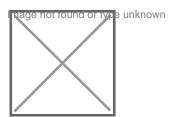
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$

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⁺ 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.

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