



**Address:** [4104 BUNTING AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-9-9  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.74909019  
**Longitude:** -97.3797763661  
**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 9 Lot 9

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01838954

**Site Name:** MC CART ADDITION-9-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,456

**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:**

STEVEN AND KAREN BERANEK LIVING TRUST

**Primary Owner Address:**

4104 BUNTING AVE  
FORT WORTH, TX 76107

**Deed Date:** 11/9/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221329413](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERANEK KAREN W;BERANEK STEVEN J	4/3/2015	<a href="#">D215067942</a>		
HAMANN CAMILA HAMANN;HAMANN SAMUEL	7/19/2013	<a href="#">D213192045</a>	0000000	0000000
OGLE HEATHER;OGLE MELVIN	6/8/2006	<a href="#">D206175155</a>	0000000	0000000
BURROUGHS ALYSON;BURROUGHS BRIAN A	6/29/2001	00149960000437	0014996	0000437
CLARK MARY FRANCES	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	\$509,000	\$195,000	\$704,000	\$704,000
2024	\$509,000	\$195,000	\$704,000	\$704,000
2023	\$450,000	\$195,000	\$645,000	\$645,000
2022	\$445,922	\$195,000	\$640,922	\$594,548
2021	\$356,819	\$195,000	\$551,819	\$540,498
2020	\$296,362	\$195,000	\$491,362	\$491,362

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.