



Address: [4008 CLARKE AVE](#)
City: FORT WORTH
Georeference: 27225-11-16
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.7481104043
Longitude: -97.3776323446
TAD Map: 2036-392
MAPSCO: TAR-075D



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 11 Lot 16

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: 1983

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Protest Deadline Date: 5/24/2024

Site Number: 01839322

Site Name: MC CART ADDITION-11-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,312

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NIXON LIVING TRUST

Primary Owner Address:

4008 CLARKE AVE
FORT WORTH, TX 76107

Deed Date: 4/21/2022

Deed Volume:

Deed Page:

Instrument: [D222108678](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIXON ALLISON;NIXON STEWART	9/12/2019	D219210503		
KENSINGER JEREMY;KENSINGER KELLY B	10/27/2015	D215245129		
PARKER DAVID;PARKER MATTIE	11/20/2009	D209310138	0000000	0000000
DAVENPORT ARLIE T;DAVENPORT JULEIGH	3/22/1993	00109920002380	0010992	0002380
DAVENPORT ARLIE T JR	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	\$341,000	\$225,000	\$566,000	\$566,000
2024	\$440,000	\$225,000	\$665,000	\$664,193
2023	\$378,812	\$225,000	\$603,812	\$603,812
2022	\$337,214	\$225,000	\$562,214	\$562,214
2021	\$296,800	\$225,000	\$521,800	\$521,800
2020	\$296,800	\$225,000	\$521,800	\$521,800

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

- 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.