



**Address:** [4405 MENZER ST](#)  
**City:** FORT WORTH  
**Georeference:** 30820-16-2R  
**Subdivision:** OAKLAND PARK ESTATES  
**Neighborhood Code:** M1F01A

**Latitude:** 32.7568074031  
**Longitude:** -97.2557564941  
**TAD Map:** 2072-396  
**MAPSCO:** TAR-065W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** OAKLAND PARK ESTATES  
Block 16 Lot 2R

**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:** B

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 02026244

**Site Name:** OAKLAND PARK ESTATES-16-2R

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,296

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,625

**Land Acres<sup>\*</sup>:** 0.2439

**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:**

ARMSTRONG G T  
ARMSTRONG B J

**Primary Owner Address:**

3055 TRAILWOOD DR E  
BURLESON, TX 76028-1711

**Deed Date:** 1/29/1993

**Deed Volume:** 0010932

**Deed Page:** 0000290

**Instrument:** 00109320000290

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	11/7/1990	00103500002055	0010350	0002055
GOVERNMENT NATL MTG CORP	11/6/1990	00100990001023	0010099	0001023
KNEWITZ STEPHEN K	10/30/1984	00079950000859	0007995	0000859
ARDITH SHIPLEY	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	\$265,802	\$30,000	\$295,802	\$295,802
2024	\$332,458	\$30,000	\$362,458	\$362,458
2023	\$348,843	\$30,000	\$378,843	\$378,843
2022	\$165,000	\$30,000	\$195,000	\$195,000
2021	\$210,941	\$30,000	\$240,941	\$240,941
2020	\$210,941	\$30,000	\$240,941	\$240,941

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

There are no exemptions for this property

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.