



Address: [4613 MENZER ST](#)
City: FORT WORTH
Georeference: 30820-16-12R
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: M1F01A

Latitude: 32.756801432
Longitude: -97.2529183632
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 12R

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: RYAN LLC (00320R)

Notice Sent Date: 4/15/2025

Notice Value: \$394,131

Protest Deadline Date: 5/24/2024

Site Number: 02026341

Site Name: OAKLAND PARK ESTATES-16-12R

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 3,507

Percent Complete: 100%

Land Sqft^{*}: 11,430

Land Acres^{*}: 0.2623

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SOUTHERN FAMILY TRUST

Primary Owner Address:

401 E PEARL ST #3301
GRANBURY, TX 76048

Deed Date: 5/20/2024

Deed Volume:

Deed Page:

Instrument: [D224087582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTHERN CLAUDIA;SOUTHERN DAVID	5/2/2006	D206142692	0000000	0000000
SOUTHERN CONCEPTS INC	12/1/1989	00097790001293	0009779	0001293
ASSN FOR RETARDED CITIZENS	12/1/1982	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 ⁺
2025	\$334,930	\$30,000	\$364,930	\$364,930
2024	\$364,131	\$30,000	\$394,131	\$394,131
2023	\$330,500	\$30,000	\$360,500	\$360,500
2022	\$270,000	\$30,000	\$300,000	\$300,000
2021	\$253,846	\$30,000	\$283,846	\$283,846
2020	\$211,474	\$30,000	\$241,474	\$241,474

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.