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Address: [4012 SCHWARTZ AVE](#)
City: FORT WORTH
Georeference: 36960-20-5
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8157815145
Longitude: -97.3333002366
TAD Map: 2048-416
MAPSCO: TAR-048V



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

PROPERTY DATA

Legal Description: SABINE PLACE ADDITION
Block 20 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: 1956

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$171,353

Protest Deadline Date: 5/24/2024

Site Number: 02630958
Site Name: SABINE PLACE ADDITION-20-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 938
Percent Complete: 100%
Land Sqft ^{*}: 7,200
Land Acres ^{*}: 0.1652
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:

MONTANEZ JOSE LUIS
LOPEZ PARTRICIA

Primary Owner Address:

4012 SCHWARTZ AVE
FORT WORTH, TX 76106

Deed Date: 12/23/2014

Deed Volume:

Deed Page:

Instrument: [D214279630](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTANEZ JOSE L;MONTANEZ MARTHA	9/7/2004	D204282757	0000000	0000000
SANCHEZ AMPARO	1/10/2003	000000000000000	0000000	0000000
SANCHEZ AMPORO;SANCHEZ JESSE EST	12/31/1900	00066560000603	0006656	0000603

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	\$122,153	\$49,200	\$171,353	\$143,540
2024	\$122,153	\$49,200	\$171,353	\$130,491
2023	\$128,081	\$36,000	\$164,081	\$118,628
2022	\$129,215	\$12,000	\$141,215	\$107,844
2021	\$86,040	\$12,000	\$98,040	\$98,040
2020	\$79,306	\$12,000	\$91,306	\$91,306

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.