



**Address:** [4013 NECHES ST](#)  
**City:** FORT WORTH  
**Georeference:** 36960-24-18  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.8156728986  
**Longitude:** -97.3308535816  
**TAD Map:** 2048-416  
**MAPSCO:** TAR-049S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SABINE PLACE ADDITION  
Block 24 Lot 18

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$155,607

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

**Site Number:** 02632047  
**Site Name:** SABINE PLACE ADDITION-24-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 840  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,720  
**Land Acres<sup>\*</sup>:** 0.1542  
**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:**  
MORALES BERTHA ALICIA  
**Primary Owner Address:**  
4013 NECHES ST  
FORT WORTH, TX 76106-4036

**Deed Date:** 2/28/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206063319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUARDADO JUANA;GUARDADO ROSALIO	2/27/1989	00095300001621	0009530	0001621
SIMS CHARLES ATHANS;SIMS MAX	6/29/1988	00093180002132	0009318	0002132
SMITH PHYLLIS JEAN	7/24/1984	00090760001650	0009076	0001650
SMITH PHYLLIS JEAN	9/22/1983	00076210001816	0007621	0001816
STEELE ALTHEA L	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	\$108,567	\$47,040	\$155,607	\$123,980
2024	\$108,567	\$47,040	\$155,607	\$112,709
2023	\$114,038	\$33,600	\$147,638	\$102,463
2022	\$115,047	\$12,000	\$127,047	\$93,148
2021	\$74,826	\$12,000	\$86,826	\$84,680
2020	\$68,970	\$12,000	\$80,970	\$76,982

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.