



Address: [4053 NECHES ST](#)
City: FORT WORTH
Georeference: 36960-24-28
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8171987745
Longitude: -97.3308310989
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 28

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 4/15/2025

Notice Value: \$150,200

Protest Deadline Date: 5/24/2024

Site Number: 02632160
Site Name: SABINE PLACE ADDITION-24-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,040
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

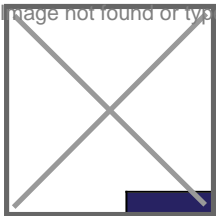
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
ESQUIVEL RAUL
Primary Owner Address:
4053 NECHES ST
FORT WORTH, TX 76106

Deed Date: 11/23/2015
Deed Volume:
Deed Page:
Instrument: [D215265180](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIAZ BENITO; DIAZ MARY HELEN	12/14/2007	D207451777	0000000	0000000
ECKERT EUGENE N	12/31/1900	0000000000000000	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	\$92,000	\$42,000	\$134,000	\$134,000
2024	\$108,200	\$42,000	\$150,200	\$129,639
2023	\$116,800	\$30,000	\$146,800	\$117,854
2022	\$131,800	\$12,000	\$143,800	\$107,140
2021	\$85,400	\$12,000	\$97,400	\$97,400
2020	\$84,119	\$12,000	\$96,119	\$96,119

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.