



**Address:** [4052 NECHES ST](#)  
**City:** FORT WORTH  
**Georeference:** 36960-27-1  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.8171871077  
**Longitude:** -97.330270826  
**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 27 Lot 1

**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:** \$151,362

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

**Site Number:** 02632543

**Site Name:** SABINE PLACE ADDITION-27-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 850

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,000

**Land Acres** <sup>\*</sup>: 0.1377

**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:**

GARCIA-RABAGO HILDA M

**Primary Owner Address:**

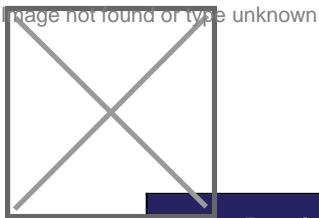
4052 NECHES ST  
FORT WORTH, TX 76106

**Deed Date:** 11/1/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216296318](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RABAGO RAMIRO JR	5/3/1999	<a href="#">D199118763</a>	0000000	0000000
WILSON WILLIAM W ETAL	12/6/1998	00000000000000	0000000	0000000
BEAVER JAMES H	8/28/1996	00000000000000	0000000	0000000
BEAVERS JAMES H	8/27/1996	00096560000736	0009656	0000736
BEAVER JAMES H	7/26/1989	00096560000736	0009656	0000736
BEAVER FRANCES L WILSON	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	\$109,362	\$42,000	\$151,362	\$127,922
2024	\$109,362	\$42,000	\$151,362	\$116,293
2023	\$114,872	\$30,000	\$144,872	\$105,721
2022	\$115,889	\$12,000	\$127,889	\$96,110
2021	\$75,373	\$12,000	\$87,373	\$87,373
2020	\$69,474	\$12,000	\$81,474	\$81,474

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

- 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.