



Address: [4048 NECHES ST](#)
City: FORT WORTH
Georeference: 36960-27-2
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8170244129
Longitude: -97.3302726046
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 2

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

Protest Deadline Date: 5/24/2024

Site Number: 02632551

Site Name: SABINE PLACE ADDITION-27-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,085

Percent Complete: 100%

Land Sqft ^{*}: 6,720

Land Acres ^{*}: 0.1542

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:

DIAZ BENITO

Primary Owner Address:

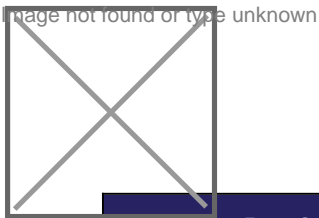
2828 MOHAWK TR
FORT WORTH, TX 76135-3912

Deed Date: 9/24/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203364313](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREEMAN JEANNIE EXECUTIX ETAL	6/26/2003	D203270625	0016981	0000025
LEE EMOGENE J EST	9/7/1999	000000000000000	0000000	0000000
LEE;LEE JOHN D ESTATE	12/31/1900	00027570000042	0002757	0000042

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	\$91,960	\$47,040	\$139,000	\$139,000
2024	\$102,960	\$47,040	\$150,000	\$150,000
2023	\$141,229	\$33,600	\$174,829	\$174,829
2022	\$123,000	\$12,000	\$135,000	\$135,000
2021	\$67,000	\$12,000	\$79,000	\$79,000
2020	\$67,000	\$12,000	\$79,000	\$79,000

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.