



**Address:** [4044 NECHES ST](#)  
**City:** FORT WORTH  
**Georeference:** 36960-27-3  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.8168648013  
**Longitude:** -97.3302747995  
**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 3

**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:** 02632578

**Site Name:** SABINE PLACE ADDITION-27-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 843

**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:**

HERNANDEZ ALMA L  
HERNANDEZ MARIA R S

**Primary Owner Address:**

4044 NECHES ST  
FORT WORTH, TX 76106

**Deed Date:** 2/15/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208145550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SERRANO J ASCENCION;SERRANO MARIA	6/9/1995	00119920002293	0011992	0002293
PEARCE JAMES PEARCE;PEARCE MELVIN	5/13/1991	00102570001839	0010257	0001839
PEARCE CLAUDE S	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	\$108,808	\$47,040	\$155,848	\$155,848
2024	\$108,808	\$47,040	\$155,848	\$155,848
2023	\$114,291	\$33,600	\$147,891	\$147,891
2022	\$115,302	\$12,000	\$127,302	\$127,302
2021	\$74,992	\$12,000	\$86,992	\$86,992
2020	\$69,123	\$12,000	\$81,123	\$81,123

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.