



**Address:** [4040 NECHES ST](#)  
**City:** FORT WORTH  
**Georeference:** 36960-27-4  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.8167112764  
**Longitude:** -97.3302767346  
**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 4

**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:** 02632586  
**Site Name:** SABINE PLACE ADDITION-27-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 887  
**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:**  
DIAZ FRANCISCO  
**Primary Owner Address:**  
4036 NECHES ST  
FORT WORTH, TX 76106

**Deed Date:** 6/10/1992  
**Deed Volume:** 0010691  
**Deed Page:** 0001038  
**Instrument:** 00106910001038

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUCKABEE SHIRLEY PICKARD	2/3/1992	00106910001004	0010691	0001004
HUCKABEE EUGENE D	12/31/1900	000000000000000	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	\$81,600	\$47,040	\$128,640	\$128,640
2024	\$107,960	\$47,040	\$155,000	\$155,000
2023	\$117,880	\$33,600	\$151,480	\$151,480
2022	\$118,923	\$12,000	\$130,923	\$130,923
2021	\$77,347	\$12,000	\$89,347	\$89,347
2020	\$71,294	\$12,000	\$83,294	\$83,294

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.