



Address: [4041 RUNNELS ST](#)
City: FORT WORTH
Georeference: 36960-27-25
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8167088802
Longitude: -97.3298728178
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 25

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: 1955
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$203,906
Protest Deadline Date: 5/24/2024

Site Number: 02632802
Site Name: SABINE PLACE ADDITION-27-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,411
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
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:
MARTINEZ JOSE HERACLIO
Primary Owner Address:
4041 RUNNELS ST
FORT WORTH, TX 76106-4054

Deed Date: 9/24/1999
Deed Volume: 0014027
Deed Page: 0000472
Instrument: 00140270000472

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL BEN G	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	\$157,706	\$46,200	\$203,906	\$179,607
2024	\$157,706	\$46,200	\$203,906	\$163,279
2023	\$165,409	\$33,000	\$198,409	\$148,435
2022	\$166,873	\$12,000	\$178,873	\$134,941
2021	\$110,674	\$12,000	\$122,674	\$122,674
2020	\$102,013	\$12,000	\$114,013	\$114,013

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.