



Address: [4044 RUNNELS ST](#)
City: FORT WORTH
Georeference: 36960-29-3
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8168686809
Longitude: -97.3293053832
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 29 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: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$155,562

Protest Deadline Date: 5/24/2024

Site Number: 02632993
Site Name: SABINE PLACE ADDITION-29-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 850
Percent Complete: 100%
Land Sqft ^{*}: 6,600
Land Acres ^{*}: 0.1515
Pool: N

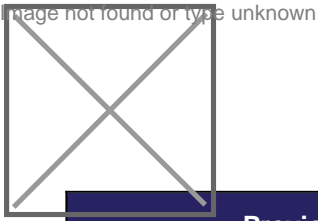
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CHAVEZ LINDA T
Primary Owner Address:
4044 RUNNELS ST
FORT WORTH, TX 76106-4053

Deed Date: 10/12/1998
Deed Volume: 0013480
Deed Page: 0000246
Instrument: 00134800000246



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KILPATRICK JOHN C II;KILPATRICK MISTY	2/1/1994	00114840002135	0011484	0002135
WILSON AUBREY E	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 ⁺
2025	\$109,362	\$46,200	\$155,562	\$126,058
2024	\$109,362	\$46,200	\$155,562	\$114,598
2023	\$114,872	\$33,000	\$147,872	\$104,180
2022	\$115,889	\$12,000	\$127,889	\$94,709
2021	\$75,373	\$12,000	\$87,373	\$86,099
2020	\$69,474	\$12,000	\$81,474	\$78,272

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.