



**Address:** [4033 GROVER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36960-29-23  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.816404085  
**Longitude:** -97.3289237835  
**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 23

**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:** 1956  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$155,636  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02633205  
**Site Name:** SABINE PLACE ADDITION-29-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 851  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,600  
**Land Acres<sup>\*</sup>:** 0.1515  
**Pool:** N

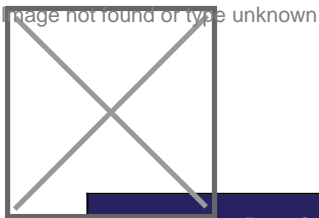
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
WILLIAM & JENNIFER BEAN LIVING TRUST  
**Primary Owner Address:**  
7425 WATERWELL TRL  
FORT WORTH, TX 76140

**Deed Date:** 9/9/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224160932](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAN JENNIFER L;BEAN WILLIAM C JR	8/8/2024	<a href="#">D224142937</a>		
YOUNG BARBARA E	5/31/2024	<a href="#">D224142936</a>		
YOUNG JESSE PAUL EST	6/12/1989	00099420000228	0009942	0000228
CAN CO INC	6/30/1980	00073080000165	0007308	0000165
RIVERSIDE HOME BUILDERS INC	12/31/1900	00032400000384	0003240	0000384

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	\$109,436	\$46,200	\$155,636	\$155,636
2024	\$109,436	\$46,200	\$155,636	\$105,636
2023	\$114,951	\$33,000	\$147,951	\$96,033
2022	\$115,968	\$12,000	\$127,968	\$87,303
2021	\$75,425	\$12,000	\$87,425	\$79,366
2020	\$69,522	\$12,000	\$81,522	\$72,151

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.