



**Address:** [4024 GROVER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36960-31-8  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.8160910986  
**Longitude:** -97.3283825324  
**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 31 Lot 8

**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:** \$167,987

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02633531

**Site Name:** SABINE PLACE ADDITION-31-8

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 996

**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:**

LOPEZ JUAN JOSE

**Primary Owner Address:**

4024 GROVER AVE  
FORT WORTH, TX 76106-4013

**Deed Date:** 12/23/2002

**Deed Volume:** 0016263

**Deed Page:** 0000263

**Instrument:** 00162630000263

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDEZ ELIZABETH DELIA	9/28/1992	00107910000894	0010791	0000894
PHILLIPS ARDELL;PHILLIPS FRANK	12/3/1968	00046520000513	0004652	0000513

## 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	\$121,787	\$46,200	\$167,987	\$130,464
2024	\$121,787	\$46,200	\$167,987	\$118,604
2023	\$127,924	\$33,000	\$160,924	\$107,822
2022	\$129,057	\$12,000	\$141,057	\$98,020
2021	\$83,938	\$12,000	\$95,938	\$89,109
2020	\$77,369	\$12,000	\$89,369	\$81,008

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.