



Address: [4012 GROVER AVE](#)
City: FORT WORTH
Georeference: 36960-31-11
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8156371298
Longitude: -97.328394085
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 11

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: \$162,045
Protest Deadline Date: 5/24/2024

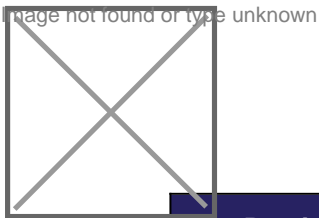
Site Number: 02633574
Site Name: SABINE PLACE ADDITION-31-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 840
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
Pool: N

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

OWNER INFORMATION

Current Owner:
GUERRA PEDRO
Primary Owner Address:
4012 GROVER AVE
FORT WORTH, TX 76106-4013

Deed Date: 8/24/2001
Deed Volume: 0015104
Deed Page: 0000325
Instrument: 00151040000325



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RETA MARIA D	1/29/1993	00109430000264	0010943	0000264
BUDGET HOMES INC	7/8/1992	00107040001642	0010704	0001642
SECRETARY OF HUD	2/5/1992	00105480000976	0010548	0000976
FLEET MORTGAGE CORP	2/4/1992	00105290001627	0010529	0001627
HAWKINS HAROLD DEAN	12/31/1900	00000000000000	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	\$115,845	\$46,200	\$162,045	\$118,535
2024	\$115,845	\$46,200	\$162,045	\$107,759
2023	\$121,381	\$33,000	\$154,381	\$97,963
2022	\$122,455	\$12,000	\$134,455	\$89,057
2021	\$82,299	\$12,000	\$94,299	\$80,961
2020	\$75,858	\$12,000	\$87,858	\$73,601

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.