



Address: [4041 FONTAINE ST](#)
City: FORT WORTH
Georeference: 36960-31-24
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8168428363
Longitude: -97.3279773635
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 24

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: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$262,708

Protest Deadline Date: 5/24/2024

Site Number: 02633728
Site Name: SABINE PLACE ADDITION-31-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,432
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:

RUIZ MOISES
SUAREZ-GALLARDO RAQUEL

Primary Owner Address:

4041 FONTAINE ST
FORT WORTH, TX 76106

Deed Date: 11/22/2024

Deed Volume:

Deed Page:

Instrument: [D224211438](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VVR INVESTMENTS LLC	8/16/2024	D224146153		
RAMIREZ VALDEMAR JR	3/28/2024	D224056689		
BRUCE CRYSTAL;BRUCE ROBERT J;TENNES TAMMY BRUCE	12/27/2019	D224056680		
HILL BEVERLY ANN EST	3/12/2009	D209077739	0000000	0000000
HILL BEVERLY A	12/18/1983	000000000000000	0000000	0000000
BRUCE BEVERLY A	1/7/1975	000000000000000	0000000	0000000
BRUCE BEVERLY;BRUCE ROBERT J	12/31/1900	00041540000143	0004154	0000143

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	\$209,908	\$52,800	\$262,708	\$262,708
2024	\$0	\$46,200	\$46,200	\$46,200
2023	\$114,951	\$33,000	\$147,951	\$147,951
2022	\$115,968	\$12,000	\$127,968	\$127,968
2021	\$75,425	\$12,000	\$87,425	\$87,425
2020	\$69,522	\$12,000	\$81,522	\$81,522

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.