



**Address:** [4004 FITZHUGH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37270-4-7  
**Subdivision:** SAN ROE ADDITION 3RD FILING  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7169012286  
**Longitude:** -97.2654946494  
**TAD Map:** 2072-380  
**MAPSCO:** TAR-078V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SAN ROE ADDITION 3RD  
FILING Block 4 Lot 7

**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:** 1952

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$188,765

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

**Site Number:** 02676532

**Site Name:** SAN ROE ADDITION 3RD FILING 4 7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 918

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LAINEZ ARIAS YOHANA LISBETH

**Primary Owner Address:**

4004 FITZHUGH AVE  
FORT WORTH, TX 76105

**Deed Date:** 3/21/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223051070](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAINAZ ARIAS YOHANA LISBETH;PARDO JOANN	9/6/2019	<a href="#">D219204655</a>		
SANTA HOMES LP	1/3/2017	<a href="#">D217007744</a>		
GRIMALDO FELIPE	9/15/2006	<a href="#">D206300629</a>	0000000	0000000
FRIEND DANIEL W	9/26/2005	<a href="#">D205292825</a>	0000000	0000000
WILLIAMS MELVIN ETAL	8/15/2002	00158970000146	0015897	0000146
YORK RICHARD B	6/5/1995	00119900000216	0011990	0000216
YORK BROWNELL	2/9/1990	00098910000276	0009891	0000276
SECRETARY OF HUD	4/12/1988	00092660002108	0009266	0002108
NOWLIN MTG CO	4/5/1988	00092430002004	0009243	0002004
NOWLIN WADE ETAL	4/19/1985	00081560001241	0008156	0001241
HENRY JOHN JR	7/18/1984	00078930000689	0007893	0000689
RANDALL G WILLIAMS	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 <sup>+</sup>
2025	\$165,365	\$23,400	\$188,765	\$174,507
2024	\$165,365	\$23,400	\$188,765	\$158,643
2023	\$158,261	\$23,400	\$181,661	\$144,221
2022	\$133,150	\$5,000	\$138,150	\$131,110
2021	\$114,191	\$5,000	\$119,191	\$119,191
2020	\$93,453	\$5,000	\$98,453	\$98,453

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

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- 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.