



Address: [4728 SANDAGE AVE](#)
City: FORT WORTH
Georeference: 37860-61-17
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6778867391
Longitude: -97.354476419
TAD Map: 2042-364
MAPSCO: TAR-090K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SEMINARY HILL ADDITION
Block 61 Lot 17

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: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$125,288

Protest Deadline Date: 5/24/2024

Site Number: 02705648

Site Name: SEMINARY HILL ADDITION-61-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,204

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

MANDUJANO ROMAN
MANDUJANO NATIVIDA

Primary Owner Address:

4728 SANDAGE AVE
FORT WORTH, TX 76115-3015

Deed Date: 7/9/1990

Deed Volume: 0009981

Deed Page: 0002080

Instrument: 00099810002080

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	11/16/1988	00094450001552	0009445	0001552
CRAM MORTGAGE SERVICE INC	11/1/1988	00094320000367	0009432	0000367
WILLIAMS;WILLIAMS RICHARD H	8/1/1983	00075950001968	0007595	0001968
BAKER ARDISE L	12/31/1900	00060810000829	0006081	0000829

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	\$83,288	\$42,000	\$125,288	\$125,288
2024	\$83,288	\$42,000	\$125,288	\$118,800
2023	\$66,000	\$42,000	\$108,000	\$108,000
2022	\$74,935	\$25,000	\$99,935	\$99,935
2021	\$53,681	\$25,000	\$78,681	\$78,681
2020	\$58,636	\$25,000	\$83,636	\$83,636

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.