



**Address:** [4712 SANDAGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-61-21  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.678436226  
**Longitude:** -97.3544845479  
**TAD Map:** 2042-368  
**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 21

**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:** 1964

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$202,241

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

**Site Number:** 02705680  
**Site Name:** SEMINARY HILL ADDITION-61-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,268  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**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:**

RAMIREZ LUIS

**Primary Owner Address:**

4712 SANDAGE AVE  
FORT WORTH, TX 76115-3015

**Deed Date:** 10/15/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208403246](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HART WILLIAM FRANCIS	3/28/1996	00123620000206	0012362	0000206
HART MARILYN;HART WILLIAM F	6/6/1988	00092940001086	0009294	0001086
PRIETO IMELDA;PRIETO LORENZO	8/19/1986	00086550001663	0008655	0001663
JOHNSON JOHN F	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	\$160,241	\$42,000	\$202,241	\$149,089
2024	\$160,241	\$42,000	\$202,241	\$135,535
2023	\$149,842	\$42,000	\$191,842	\$123,214
2022	\$139,234	\$25,000	\$164,234	\$112,013
2021	\$97,115	\$25,000	\$122,115	\$101,830
2020	\$77,677	\$25,000	\$102,677	\$92,573

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.