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**Address:** [4716 MERIDA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-62-5  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.6782953231  
**Longitude:** -97.3556430146  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090K



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

## PROPERTY DATA

**Legal Description:** SEMINARY HILL ADDITION  
Block 62 Lot 5

**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:** 1966

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$151,979

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

**Site Number:** 02705761  
**Site Name:** SEMINARY HILL ADDITION-62-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,240  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**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:**  
HERNANDEZ MORENO JOSEFAT I  
**Primary Owner Address:**  
4716 MERIDA AVE  
FORT WORTH, TX 76115

**Deed Date:** 11/2/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217256365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALVAREZ JUNA;ALVAREZ ORALIA G	12/2/1994	00118320001775	0011832	0001775
CAPITAL PLUS INC	11/8/1994	00117970000228	0011797	0000228
CLARK KATHERINE ESTATE	12/31/1900	000000000000000	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	\$109,479	\$42,500	\$151,979	\$139,005
2024	\$109,479	\$42,500	\$151,979	\$126,368
2023	\$103,728	\$42,500	\$146,228	\$114,880
2022	\$97,670	\$25,000	\$122,670	\$104,436
2021	\$69,942	\$25,000	\$94,942	\$94,942
2020	\$82,058	\$25,000	\$107,058	\$107,058

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.