



**Address:** [4530 MERIDA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-72-1  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.6803124722  
**Longitude:** -97.3556608762  
**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 72 Lot 1

**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:** 1919

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$114,564

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

**Site Number:** 02706652  
**Site Name:** SEMINARY HILL ADDITION-72-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,064  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,580  
**Land Acres<sup>\*</sup>:** 0.1510  
**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 ANA CECILIA  
**Primary Owner Address:**  
4412 MERIDA AVE  
FORT WORTH, TX 76115

**Deed Date:** 2/28/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224036100](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELCOME HOME HOLDINGS LLC	1/31/2024	<a href="#">D224019862</a>		
DALLAS METRO HOLDINGS LLC	1/30/2024	<a href="#">D224017760</a>		
GALINDO MARGARITO RAMIREZ	9/17/2013	<a href="#">D213321400</a>	0000000	0000000
T-UNIVERSAL CORP	6/4/2013	<a href="#">D213156782</a>	0000000	0000000
MOLINA VICTOR M	11/29/2006	<a href="#">D206374625</a>	0000000	0000000
CAPITAL PLUS I LTD	5/23/2006	<a href="#">D206164991</a>	0000000	0000000
MARKS FRANCES;MARKS RICHARD	2/16/1983	00074470001072	0007447	0001072
A & W INVESTMENTS	12/31/1900	00074260000055	0007426	0000055
RETTLER;RETTLER J J	12/30/1900	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	\$75,084	\$39,480	\$114,564	\$114,564
2024	\$75,084	\$39,480	\$114,564	\$114,564
2023	\$71,344	\$39,480	\$110,824	\$110,824
2022	\$67,326	\$25,000	\$92,326	\$92,326
2021	\$47,668	\$25,000	\$72,668	\$72,668
2020	\$52,022	\$25,000	\$77,022	\$77,022

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.