



**Address:** [4013 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 38210-30-21  
**Subdivision:** SHAW HEIGHTS ADDITION  
**Neighborhood Code:** 4T930F

**Latitude:** 32.6893276101  
**Longitude:** -97.3445829064  
**TAD Map:** 2042-372  
**MAPSCO:** TAR-090G



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

## PROPERTY DATA

**Legal Description:** SHAW HEIGHTS ADDITION  
Block 30 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:** 1950  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02740273  
**Site Name:** SHAW HEIGHTS ADDITION-30-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 972  
**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:**  
LUNA HUMBERTO VALADEZ  
GARCIA-NERI MICAELA  
**Primary Owner Address:**  
4013 JAMES AVE  
FORT WORTH, TX 76110

**Deed Date:** 8/5/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216178683](#)

| Previous Owners                   | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| AVOCET VENTURES LP                | 10/21/2015 | <a href="#">D215248736</a> |             |           |
| JAM DEVELOPMENT INC               | 11/20/2014 | <a href="#">D214257938</a> |             |           |
| PERSPECTIVE PLUS LLC              | 10/21/2014 | <a href="#">D214233588</a> |             |           |
| BEESINGER INC                     | 4/11/2014  | <a href="#">D214079696</a> | 0000000     | 0000000   |
| STAR BANK OF TEXAS                | 9/3/2013   | <a href="#">D213232318</a> | 0000000     | 0000000   |
| GUERRERO BLANCA;GUERRERO JUAN C   | 9/20/2012  | <a href="#">D212235471</a> | 0000000     | 0000000   |
| GUERRERO JUAN CARLOS              | 12/16/2005 | <a href="#">D205381668</a> | 0000000     | 0000000   |
| CAP H INVESTMENTS LLC             | 9/23/2005  | <a href="#">D205286795</a> | 0000000     | 0000000   |
| HALL TOM TR                       | 4/21/1995  | 00119430002130             | 0011943     | 0002130   |
| MCDUFFIE JEFFERSON;MCDUFFIE SHARI | 6/18/1993  | 00111180001681             | 0011118     | 0001681   |
| EMERALD DOLPHIN ENTERPRISES       | 4/15/1993  | 00110300000094             | 0011030     | 0000094   |
| SPRINGER BETTY REANELL            | 2/7/1990   | 00000000000000             | 0000000     | 0000000   |
| HEDGEPEETH BETTY                  | 6/17/1983  | 00071430000737             | 0007143     | 0000737   |
| BETTY HEDGPETH                    | 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 | \$74,485           | \$42,000    | \$116,485    | \$116,485                    |
| 2024 | \$74,485           | \$42,000    | \$116,485    | \$116,485                    |
| 2023 | \$72,821           | \$42,000    | \$114,821    | \$114,821                    |
| 2022 | \$64,999           | \$20,000    | \$84,999     | \$84,999                     |
| 2021 | \$55,971           | \$20,000    | \$75,971     | \$75,971                     |
| 2020 | \$64,553           | \$20,000    | \$84,553     | \$84,553                     |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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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.