



**Address:** [4613 PLEASANT ST](#)  
**City:** FORT WORTH  
**Georeference:** 39700-7-12  
**Subdivision:** SOUTHWAYSIDE ADDITION  
**Neighborhood Code:** 4T930M

**Latitude:** 32.6792372207  
**Longitude:** -97.323811936  
**TAD Map:** 2054-368  
**MAPSCO:** TAR-091J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWAYSIDE ADDITION  
Block 7 Lot 12

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$176,415

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

**Site Number:** 02905450

**Site Name:** SOUTHWAYSIDE ADDITION-7-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,398

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

NAVARRO JUAN CARLOS

**Primary Owner Address:**

4613 PLEASANT ST  
FORT WORTH, TX 76115-3501

**Deed Date:** 9/22/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211241043](#)

| Previous Owners                   | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------|-------------|-----------|
| NVARRO ANTONIA RAMIREZ;NVARRO J C | 6/20/1995  | 00120080002398 | 0012008     | 0002398   |
| 4613 PLEASANT STREET TRUST        | 6/13/1995  | 00120010000354 | 0012001     | 0000354   |
| ARNOLD CHARLES;ARNOLD EVELYN      | 7/1/1992   | 00107440000091 | 0010744     | 0000091   |
| BYRNES J P;BYRNES MARY ROGERS     | 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 | \$133,915          | \$42,500    | \$176,415    | \$134,010                    |
| 2024 | \$133,915          | \$42,500    | \$176,415    | \$121,827                    |
| 2023 | \$135,110          | \$42,500    | \$177,610    | \$110,752                    |
| 2022 | \$115,253          | \$20,000    | \$135,253    | \$100,684                    |
| 2021 | \$116,264          | \$20,000    | \$136,264    | \$91,531                     |
| 2020 | \$76,628           | \$20,000    | \$96,628     | \$83,210                     |

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.