



Address: [4609 TIMOTHY RD](#)
City: FORT WORTH
Georeference: 39700-10-13
Subdivision: SOUTHWAYSIDE ADDITION
Neighborhood Code: 4T930M

Latitude: 32.6793984339
Longitude: -97.3247903952
TAD Map: 2048-368
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 10 Lot 13

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: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$137,490

Protest Deadline Date: 5/24/2024

Site Number: 02905809

Site Name: SOUTHWAYSIDE ADDITION-10-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 772

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 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:

DURAN MANUEL

DURAN MARIA S DURAN

Primary Owner Address:

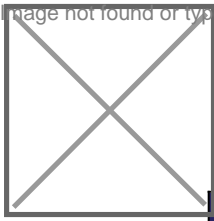
4609 TIMOTHY RD
FORT WORTH, TX 76115-3519

Deed Date: 2/29/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208080284](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DELGADILLO CELIA	5/16/2002	00156890000318	0015689	0000318
CRAFT ALINE	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 ⁺
2025	\$94,990	\$42,500	\$137,490	\$136,290
2024	\$94,990	\$42,500	\$137,490	\$123,900
2023	\$82,500	\$42,500	\$125,000	\$112,636
2022	\$82,396	\$20,000	\$102,396	\$102,396
2021	\$83,119	\$20,000	\$103,119	\$103,119
2020	\$55,884	\$20,000	\$75,884	\$75,884

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.