



Address: [4417 DIAZ AVE](#)
City: FORT WORTH
Georeference: 40880-2-4
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7269121771
Longitude: -97.3850488964
TAD Map: 2030-384
MAPSCO: TAR-075Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET HEIGHTS ADDITION
Block 2 Lot 4

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: 1949

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 03044866

Site Name: SUNSET HEIGHTS ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 728

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

BRITAIN RESIDENTIAL REALTY LLC

Primary Owner Address:

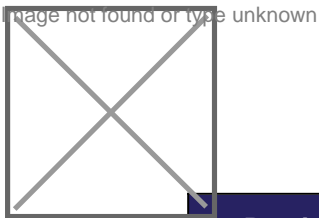
1940 CHATBURN CT
FORT WORTH, TX 76110

Deed Date: 4/12/2019

Deed Volume:

Deed Page:

Instrument: [D219076775](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNEILL GEORGE E III	5/18/2007	D207176582	0000000	0000000
COUCH DICKEY R JR	12/15/2005	D206018467	0000000	0000000
LOPEZ JESUS M SR	12/31/1900	0000000000000000	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	\$122,409	\$30,000	\$152,409	\$152,409
2024	\$152,868	\$30,000	\$182,868	\$182,868
2023	\$145,543	\$30,000	\$175,543	\$175,543
2022	\$153,616	\$30,000	\$183,616	\$183,616
2021	\$80,000	\$30,000	\$110,000	\$110,000
2020	\$80,000	\$30,000	\$110,000	\$110,000

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.