



Address: [4516 FLETCHER AVE](#)
City: FORT WORTH
Georeference: 40880-4-46
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.724623936
Longitude: -97.3865323553
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 4 Lot 46

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: 03045897
Site Name: SUNSET HEIGHTS ADDITION-4-46
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,024
Percent Complete: 100%
Land Sqft^{*}: 7,771
Land Acres^{*}: 0.1783
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:
0608 LLC
Primary Owner Address:
6405 LANSDALE RD
FORT WORTH, TX 76116

Deed Date: 12/28/2021
Deed Volume:
Deed Page:
Instrument: [D222000025](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOREMAN JOANN	12/15/2009	D209327654	0000000	0000000
SECRETARY OF HUD	6/18/2009	D209276825	0000000	0000000
WELLS FARGO BANK N A	6/2/2009	D209149591	0000000	0000000
MEJIA FRANCISCO;MEJIA JOSEFA	4/30/2001	00148670000151	0014867	0000151
CHRISTIAN DAVID E	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	\$99,000	\$30,000	\$129,000	\$129,000
2024	\$99,000	\$30,000	\$129,000	\$129,000
2023	\$154,477	\$30,000	\$184,477	\$184,477
2022	\$155,844	\$30,000	\$185,844	\$185,844
2021	\$99,000	\$30,000	\$129,000	\$129,000
2020	\$99,000	\$30,000	\$129,000	\$129,000

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.