



Address: [4520 FLETCHER AVE](#)
City: FORT WORTH
Georeference: 40880-4-47
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7246208347
Longitude: -97.386700773
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 47

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: 03045900
Site Name: SUNSET HEIGHTS ADDITION-4-47
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 754
Percent Complete: 100%
Land Sqft^{*}: 8,793
Land Acres^{*}: 0.2018
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 | 9/29/2009 | D209278569 | 0000000 | 0000000 |
| SPEARMAN B R | 6/14/1999 | 00140940000075 | 0014094 | 0000075 |
| BAILEY E E | 8/4/1983 | 00075760002013 | 0007576 | 0002013 |
| HORACE W JETT | 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 | \$62,000 | \$30,000 | \$92,000 | \$92,000 |
| 2024 | \$70,088 | \$30,000 | \$100,088 | \$100,088 |
| 2023 | \$67,256 | \$30,000 | \$97,256 | \$97,256 |
| 2022 | \$54,812 | \$30,000 | \$84,812 | \$84,812 |
| 2021 | \$54,812 | \$30,000 | \$84,812 | \$84,812 |
| 2020 | \$66,999 | \$30,001 | \$97,000 | \$97,000 |

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.