



Address: [4433 FLETCHER AVE](#)
City: FORT WORTH
Georeference: 40880-5-1
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.724190665
Longitude: -97.3856145844
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 5 Lot 1

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: 03045935
Site Name: SUNSET HEIGHTS ADDITION-5-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 728
Percent Complete: 100%
Land Sqft^{*}: 7,344
Land Acres^{*}: 0.1685
Pool: N

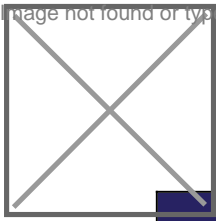
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
THE GARCIA LIVING TRUST
Primary Owner Address:
13956 MIDVALE DR
WHITTIER, CA 90602

Deed Date: 2/3/2023
Deed Volume:
Deed Page:
Instrument: [D223024151](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA JAVIER E	8/13/2021	D221237846		
RAFFLE INVESTMENTS LLC	4/27/2021	D221118314		
KEY CORALIE K	4/25/1985	00081610002284	0008161	0002284
PERRY KIMERER	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	\$68,141	\$30,000	\$98,141	\$98,141
2024	\$68,141	\$30,000	\$98,141	\$98,141
2023	\$65,382	\$30,000	\$95,382	\$95,382
2022	\$66,988	\$30,000	\$96,988	\$96,988
2021	\$53,654	\$30,000	\$83,654	\$63,108
2020	\$67,479	\$30,000	\$97,479	\$57,371

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.