



Address: [4429 FLETCHER AVE](#)
City: FORT WORTH
Georeference: 40880-5-2
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7242275148
Longitude: -97.3853868264
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 2

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: 03045943

Site Name: SUNSET HEIGHTS ADDITION-5-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 724

Percent Complete: 100%

Land Sqft^{*}: 6,572

Land Acres^{*}: 0.1508

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	8/22/2008	D208334322	0000000	0000000
PATSEL ROBERT	5/31/2008	000000000000000	0000000	0000000
PATSEL HERBERT C EST	12/5/1997	D208262391	0000000	0000000
PATSEL CLARA EST;PATSEL HERBERT	10/18/1993	00118400001043	0011840	0001043
DALWORTH RENTALS	12/31/1900	000000000000000	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	\$55,000	\$30,000	\$85,000	\$85,000
2024	\$67,856	\$30,000	\$97,856	\$97,856
2023	\$65,109	\$30,000	\$95,109	\$95,109
2022	\$53,430	\$30,000	\$83,430	\$83,430
2021	\$53,430	\$30,000	\$83,430	\$83,430
2020	\$66,000	\$30,000	\$96,000	\$96,000

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.