



**Address:** [4409 FLETCHER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40880-5-7  
**Subdivision:** SUNSET HEIGHTS ADDITION  
**Neighborhood Code:** 4D004B

**Latitude:** 32.7239459664  
**Longitude:** -97.3845561085  
**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 7

**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:** INTEGRATAX (00753)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03046001

**Site Name:** SUNSET HEIGHTS ADDITION-5-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 724

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

598 WESTWOOD LLC

**Primary Owner Address:**

PO BOX 12324  
FORT WORTH, TX 76110

**Deed Date:** 5/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221146575](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWTOWN PROPERTIES LLC	12/28/2020	<a href="#">D220344995</a>		
ANCHOR J PROPERTIES LLC	3/1/2007	<a href="#">D207077104</a>	0000000	0000000
WALDRON LISA	1/9/2006	<a href="#">D206015123</a>	0000000	0000000
RABBASS MICHAEL D	12/1/2005	<a href="#">D205365752</a>	0000000	0000000
BOTTOMLEY JUNE MINTER	8/26/2003	<a href="#">D203325549</a>	0017142	0000009
WALDROP HENRY E; WALDROP JANET P	5/30/2003	00167510000035	0016751	0000035
COLVIN J C; COLVIN WANDA	9/5/1991	00103780000764	0010378	0000764
SECRETARY OF HUD	5/8/1991	00102850000900	0010285	0000900
GOVERNMENT NATIONAL MTG ASSN	5/7/1991	00102690000442	0010269	0000442
EASTMAN BRAD	4/7/1989	00095630001275	0009563	0001275
PELTIER HAL C	10/5/1988	00094120000502	0009412	0000502
MESSER W D	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 <sup>+</sup>
2025	\$97,000	\$30,000	\$127,000	\$127,000
2024	\$111,000	\$30,000	\$141,000	\$141,000
2023	\$106,310	\$30,000	\$136,310	\$136,310
2022	\$97,469	\$30,000	\$127,469	\$127,469
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

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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.