

Tarrant Appraisal District

Property Information | PDF

Account Number: 03046001

Address: 4409 FLETCHER AVE

City: FORT WORTH
Georeference: 40880-5-7

Subdivision: SUNSET HEIGHTS ADDITION

Neighborhood Code: 4D004B

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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

Latitude: 32.7239459664

TAD Map: 2030-384 **MAPSCO:** TAR-0750

Longitude: -97.3845561085

Site Name: SUNSET HEIGHTS ADDITION-5-7 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 724
Percent Complete: 100%

Land Sqft*: 6,534 Land Acres*: 0.1500

Pool: N

+++ Rounded.

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

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



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| COWTOWN PROPERTIES LLC | 12/28/2020 | D220344995 | | |
| ANCHOR J PROPERTIES LLC | 3/1/2007 | D207077104 | 0000000 | 0000000 |
| WALDRON LISA | 1/9/2006 | D206015123 | 0000000 | 0000000 |
| RABBASS MICHAEL D | 12/1/2005 | D205365752 | 0000000 | 0000000 |
| BOTTOMLEY JUNE MINTER | 8/26/2003 | D203325549 | 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

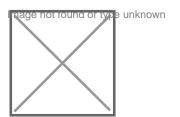
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 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.

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⁺ 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.

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