



Address: [4405 FLETCHER AVE](#)
City: FORT WORTH
Georeference: 40880-5-8
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7239121941
Longitude: -97.3843786133
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 8

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: 03046028
Site Name: SUNSET HEIGHTS ADDITION-5-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 808
Percent Complete: 100%
Land Sqft^{*}: 6,550
Land Acres^{*}: 0.1503
Pool: N

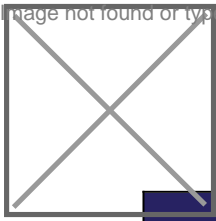
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
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	D220344995		
ANCHOR J PROPERTIES LLC	3/1/2007	D207077104	0000000	0000000
WALDRON LISA	4/25/2001	00148520000232	0014852	0000232
CARRELL WILLIAM H	4/8/1997	00127330000072	0012733	0000072
WELLS JAMES E	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	\$58,000	\$30,000	\$88,000	\$88,000
2024	\$69,000	\$30,000	\$99,000	\$99,000
2023	\$68,920	\$30,000	\$98,920	\$98,920
2022	\$72,320	\$30,000	\$102,320	\$102,320
2021	\$47,000	\$30,000	\$77,000	\$77,000
2020	\$47,000	\$30,000	\$77,000	\$77,000

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.