



**Address:** [4413 LISBON ST](#)  
**City:** FORT WORTH  
**Georeference:** 40880-6-8  
**Subdivision:** SUNSET HEIGHTS ADDITION  
**Neighborhood Code:** 4D004B

**Latitude:** 32.7235984789  
**Longitude:** -97.3836082108  
**TAD Map:** 2030-384  
**MAPSCO:** TAR-075Q



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This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** SUNSET HEIGHTS ADDITION  
Block 6 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:** 1949  
**Personal Property Account:** N/A  
**Agent:** TEXAS TAX PROTEST (05909)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03046206  
**Site Name:** SUNSET HEIGHTS ADDITION-6-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 728  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
LRC2 LLC  
**Primary Owner Address:**  
12365 INDIAN CREEK DR  
FORT WORTH, TX 76179

**Deed Date:** 10/19/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218239937](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYLE REID & ASSOCIATES LLC	10/15/2015	<a href="#">D215237814</a>		
OCEANAK HOLDINGS LLC	8/1/2013	<a href="#">D213207755</a>	0000000	0000000
BEASLEY SUE	3/5/2013	<a href="#">D213055258</a>	0000000	0000000
JAMES JEANNE	9/18/2008	<a href="#">D208385191</a>	0000000	0000000
WILLIAMS SAUWALUCK	5/2/2007	<a href="#">D207161970</a>	0000000	0000000
WATTERS EDWARD;WATTERS JOYCELYN	2/25/2005	<a href="#">D207158724</a>	0000000	0000000
BEASLEY SUE	6/30/1999	0000000000000000	0000000	0000000
WILLIAMS SAUWALUCK	12/9/1991	<a href="#">D204297911</a>	0000000	0000000
BEASLEY CALVIN;BEASLEY S WILLIAM	8/30/1991	00103900002254	0010390	0002254
APPLE C V	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 <sup>+</sup>
2025	\$37,281	\$30,000	\$67,281	\$67,281
2024	\$37,281	\$30,000	\$67,281	\$67,281
2023	\$34,912	\$30,000	\$64,912	\$64,912
2022	\$34,000	\$30,000	\$64,000	\$64,000
2021	\$27,374	\$30,000	\$57,374	\$57,374
2020	\$38,323	\$30,000	\$68,323	\$68,323

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

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## Tarrant Appraisal District Property Information | PDF

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.