



Address: [4820 KILPATRICK AVE](#)
City: FORT WORTH
Georeference: 40890-2-3
Subdivision: SUNSET HEIGHTS SOUTH ADDITION
Neighborhood Code: 4D004F

Latitude: 32.7229510414
Longitude: -97.3927154988
TAD Map: 2030-384
MAPSCO: TAR-075P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET HEIGHTS SOUTH
ADDITION Block 2 Lot 3

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: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$251,105

Protest Deadline Date: 5/24/2024

Site Number: 03046753

Site Name: SUNSET HEIGHTS SOUTH ADDITION-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,206

Percent Complete: 100%

Land Sqft ^{*}: 7,667

Land Acres ^{*}: 0.1760

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:

ESPINOZA MARIA

Primary Owner Address:

4820 KILPATRICK AVE
FORT WORTH, TX 76107-7230

Deed Date: 3/14/2003

Deed Volume: 0016495

Deed Page: 0000210

Instrument: 00164950000210

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIER RICHARD	3/13/2003	00164950000206	0016495	0000206
GRIFFAY JOHNNY 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	\$196,105	\$55,000	\$251,105	\$237,067
2024	\$196,105	\$55,000	\$251,105	\$215,515
2023	\$201,589	\$55,000	\$256,589	\$195,923
2022	\$159,237	\$55,000	\$214,237	\$178,112
2021	\$133,486	\$55,000	\$188,486	\$161,920
2020	\$128,044	\$55,000	\$183,044	\$147,200

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

- HOMESTEAD GENERAL 11.13(b)

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.