



Address: [4812 KILPATRICK AVE](#)
City: FORT WORTH
Georeference: 40890-2-5
Subdivision: SUNSET HEIGHTS SOUTH ADDITION
Neighborhood Code: 4D004F

Latitude: 32.7229497307
Longitude: -97.3923346365
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 5

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: JAMES A RYFFEL (00246)
Protest Deadline Date: 5/24/2024

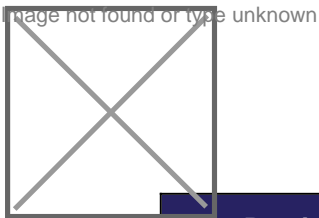
Site Number: 03046788
Site Name: SUNSET HEIGHTS SOUTH ADDITION-2-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 1,128
Percent Complete: 100%
Land Sqft ^{*}: 7,700
Land Acres ^{*}: 0.1767
Pool: N

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

OWNER INFORMATION

Current Owner:
FRAZIER CREEK LLC
Primary Owner Address:
3023 S UNIVERSITY DR #103
FORT WORTH, TX 76109

Deed Date: 10/9/2015
Deed Volume:
Deed Page:
Instrument: [D215231656](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILL KRISTEN	5/4/2005	D205135227	0000000	0000000
BROWN PAUL JASON ETAL	11/21/2003	D203450302	0000000	0000000
BROWN PAUL F ETAL	6/18/1994	000000000000000	0000000	0000000
BROWN DELMA M ETAL	4/20/1984	00078070001570	0007807	0001570
BARBARA THOMAS	12/31/1900	000000000000000	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	\$170,000	\$55,000	\$225,000	\$225,000
2024	\$170,000	\$55,000	\$225,000	\$225,000
2023	\$150,000	\$55,000	\$205,000	\$205,000
2022	\$139,000	\$55,000	\$194,000	\$194,000
2021	\$90,000	\$55,000	\$145,000	\$145,000
2020	\$90,000	\$55,000	\$145,000	\$145,000

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.