



**Address:** [4012 MICKI LYNN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40890-8-16  
**Subdivision:** SUNSET HEIGHTS SOUTH ADDITION  
**Neighborhood Code:** 4D004F

**Latitude:** 32.7203221753  
**Longitude:** -97.3909300637  
**TAD Map:** 2030-380  
**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 8 Lot 16

**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)

**Site Number:** 03048462  
**Site Name:** SUNSET HEIGHTS SOUTH ADDITION-8-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,567  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,197  
**Land Acres<sup>\*</sup>:** 0.1881  
**Pool:** N

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$286,260

**Protest Deadline Date:** 5/24/2024

<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:**

ROSE FRED A

**Primary Owner Address:**

4012 MICKI LYNN AVE  
FORT WORTH, TX 76107-7234

**Deed Date:** 4/1/2002

**Deed Volume:** 0015602

**Deed Page:** 0000047

**Instrument:** 00156020000047

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ RONDA J	1/28/1994	00113430000532	0011343	0000532
ADMINISTRATOR VETERAN AFFAIRS	8/4/1993	00111860000111	0011186	0000111
FOSTER MORTGAGE CORP	8/3/1993	00111730001444	0011173	0001444
WALLER STEPHEN;WALLER VICKI	12/5/1986	00087710001876	0008771	0001876
DAVIS CATHLEEN;DAVIS JAMES	5/10/1983	00075050001984	0007505	0001984
HUD PROPERTIES DISPOSITION	12/31/1900	00074190000391	0007419	0000391
STM MORTGAGE CO	12/30/1900	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 <sup>+</sup>
2025	\$231,260	\$55,000	\$286,260	\$286,260
2024	\$231,260	\$55,000	\$286,260	\$265,031
2023	\$237,735	\$55,000	\$292,735	\$240,937
2022	\$184,600	\$55,000	\$239,600	\$219,034
2021	\$157,313	\$55,000	\$212,313	\$199,122
2020	\$165,148	\$55,000	\$220,148	\$181,020

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.