



Address: [4040 ALAVA DR](#)
City: FORT WORTH
Georeference: 45580-307-18
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: 4S120D

Latitude: 32.6471539101
Longitude: -97.3795934129
TAD Map: 2036-356
MAPSCO: TAR-103C



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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
307 Lot 18

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: 1975

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03365646

Site Name: WEDGWOOD ADDITION-307-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,949

Percent Complete: 100%

Land Sqft^{*}: 9,558

Land Acres^{*}: 0.2194

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:

ADAMS JOHN Q

ADAMS JENNIFER

Primary Owner Address:

4040 ALAVA DR

FORT WORTH, TX 76133

Deed Date: 6/19/2015

Deed Volume:

Deed Page:

Instrument: [D215133726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOKS BRIAN KEITH	5/31/2011	D211127894	0000000	0000000
BROOKS JERRY REX	8/27/2008	D208359857	0000000	0000000
BROOKS BRIAN KEITH	6/14/2005	D205169912	0000000	0000000
BROOKS BRIAN K	10/8/1999	00140660000561	0014066	0000561
SEC OF HUD	7/29/1999	00139440000556	0013944	0000556
MIDFIRST BANK	6/1/1999	00138490000303	0013849	0000303
ROWE DENNIS A;ROWE SUSAN C	8/27/1986	00086630000045	0008663	0000045
GENE SANDERS INC	8/26/1986	00086630000037	0008663	0000037
HOYLER DAVID;HOYLER DONNA	6/26/1986	00085920001452	0008592	0001452
GENE SANDERS INC	2/27/1986	00084690000528	0008469	0000528
DENNIS A ROWE	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	\$251,235	\$45,000	\$296,235	\$296,235
2024	\$251,235	\$45,000	\$296,235	\$296,235
2023	\$236,596	\$45,000	\$281,596	\$275,288
2022	\$205,262	\$45,000	\$250,262	\$250,262
2021	\$192,514	\$45,000	\$237,514	\$232,408
2020	\$166,280	\$45,000	\$211,280	\$211,280

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

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- 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.