



Address: [4044 ALAVA DR](#)
City: FORT WORTH
Georeference: 45580-307-19
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: 4S120D

Latitude: 32.6472932075
Longitude: -97.3797938438
TAD Map: 2036-356
MAPSCO: TAR-103C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
307 Lot 19

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: 03365654

Site Name: WEDGWOOD ADDITION-307-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,259

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

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:

PATINO LEE

CHAIRES ANGELICA

Primary Owner Address:

4044 ALAVA DR

FORT WORTH, TX 76133

Deed Date: 1/12/2023

Deed Volume:

Deed Page:

Instrument: [D223006817](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HNOS ADAME INVESTMENT LLC	7/13/2022	D222179554		
DALLAS METRO HOLDINGS LLC	7/12/2022	D222178218		
TURNER MEGAN E	8/8/2013	D213213766	0000000	0000000
GREEVER ANN HUESTIS;GREEVER RUTH E	10/27/2005	D205329848	0000000	0000000
HEATON CLARENCE LEE	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	\$330,926	\$45,000	\$375,926	\$375,926
2024	\$330,926	\$45,000	\$375,926	\$375,926
2023	\$248,388	\$45,000	\$293,388	\$293,388
2022	\$185,000	\$45,000	\$230,000	\$230,000
2021	\$185,000	\$45,000	\$230,000	\$230,000
2020	\$185,000	\$45,000	\$230,000	\$227,725

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.