



**Address:** [4304 WHITFIELD AVE](#)  
**City:** FORT WORTH  
**Georeference:** 46035-71-31  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4T003C

**Latitude:** 32.6797785884  
**Longitude:** -97.3868206885  
**TAD Map:** 2030-368  
**MAPSCO:** TAR-089K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTCLIFF ADDITION Block 71  
Lot 31

**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:** 1962

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$459,725

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

**Site Number:** 03415104

**Site Name:** WESTCLIFF ADDITION-71-31

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,981

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,408

**Land Acres<sup>\*</sup>:** 0.2618

**Pool:** N

<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:**

ROUER VIRGINIA

**Primary Owner Address:**

4304 WHITFIELD AVE  
FORT WORTH, TX 76109-5313

**Deed Date:** 5/17/1994

**Deed Volume:** 0011699

**Deed Page:** 0000815

**Instrument:** 00116990000815

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROUER NELLE ALLEN	5/9/1989	00095880001552	0009588	0001552
ROUER JACK	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 <sup>+</sup>
2025	\$245,645	\$214,080	\$459,725	\$459,725
2024	\$245,645	\$214,080	\$459,725	\$444,854
2023	\$236,757	\$207,040	\$443,797	\$404,413
2022	\$160,593	\$207,055	\$367,648	\$367,648
2021	\$245,457	\$100,000	\$345,457	\$345,457
2020	\$214,813	\$100,000	\$314,813	\$314,813

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.