



**Address:** [4709 COMITA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 46035-102-3  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4S130F

**Latitude:** 32.6779274422  
**Longitude:** -97.3893432652  
**TAD Map:** 2030-364  
**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  
102 Lot 3

**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:** 1964

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 03417638

**Site Name:** WESTCLIFF ADDITION-102-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,383

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,250

**Land Acres<sup>\*</sup>:** 0.2582

**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:**

FLORES MATTHEW

FLORES RACHEL R

**Primary Owner Address:**

4709 COMITA AVE  
FORT WORTH, TX 76132

**Deed Date:** 11/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216282256](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| ALBERT CHAD J;ALBERT DAWN M      | 12/16/2014 | <a href="#">D214275982</a> |             |           |
| HULLUM BILLY ALBERT              | 1/28/2011  | <a href="#">D211035681</a> | 0000000     | 0000000   |
| SCHERER DEBBIE;SCHERER S POMYKOL | 6/6/2009   | 000000000000000            | 0000000     | 0000000   |
| HULLUM DOLORES MARIE EST         | 3/24/1994  | 00115120001140             | 0011512     | 0001140   |
| GREER MARY L;GREER R C           | 6/14/1972  | 00052610000719             | 0005261     | 0000719   |

## 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 | \$192,874          | \$45,000    | \$237,874    | \$237,874                    |
| 2024 | \$219,304          | \$45,000    | \$264,304    | \$264,304                    |
| 2023 | \$222,889          | \$45,000    | \$267,889    | \$267,889                    |
| 2022 | \$214,337          | \$45,000    | \$259,337    | \$247,432                    |
| 2021 | \$179,938          | \$45,000    | \$224,938    | \$224,938                    |
| 2020 | \$166,619          | \$45,000    | \$211,619    | \$207,012                    |

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.