



**Address:** [4609 AVOCA ST](#)  
**City:** FORT WORTH  
**Georeference:** 46035-103-3  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4S130F

**Latitude:** 32.6783678056  
**Longitude:** -97.390124797  
**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  
103 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:** None

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

**Notice Value:** \$205,478

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

**Site Number:** 03417751

**Site Name:** WESTCLIFF ADDITION-103-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,914

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,120

**Land Acres<sup>\*</sup>:** 0.2323

**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 KATYA SOFIA

**Primary Owner Address:**

4609 AVOCA ST  
FORT WORTH, TX 76132

**Deed Date:** 10/28/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224192928](#)

| Previous Owners           | Date       | Instrument     | Deed Volume | Deed Page |
|---------------------------|------------|----------------|-------------|-----------|
| CREE LINDA                | 7/27/1990  | 00099990002218 | 0009999     | 0002218   |
| PERRYMAN D G;PERRYMAN S M | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$160,478          | \$45,000    | \$205,478    | \$205,478                    |
| 2024 | \$160,478          | \$45,000    | \$205,478    | \$199,869                    |
| 2023 | \$136,699          | \$45,000    | \$181,699    | \$181,699                    |
| 2022 | \$133,077          | \$45,000    | \$178,077    | \$174,347                    |
| 2021 | \$113,497          | \$45,000    | \$158,497    | \$158,497                    |
| 2020 | \$117,469          | \$45,000    | \$162,469    | \$161,312                    |

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.