



Address: [4712 COMITA AVE](#)
City: FORT WORTH
Georeference: 46035-103-9
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4S130F

Latitude: 32.6779599166
Longitude: -97.3899895626
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
103 Lot 9

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: 1963
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$213,593
Protest Deadline Date: 5/24/2024

Site Number: 03417824
Site Name: WESTCLIFF ADDITION-103-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,337
Percent Complete: 100%
Land Sqft^{*}: 11,305
Land Acres^{*}: 0.2595
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:
GOIN JAMES
GOIN ANGIE M
Primary Owner Address:
4712 COMITA AVE
FORT WORTH, TX 76132-1508

Deed Date: 3/28/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214062932](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIEL BILL E;DANIEL LAJUANDA A	7/2/2004	D204221763	0000000	0000000
HARDIN KIM;HARDIN SHELBY WAYNE	4/30/2001	00148680000426	0014868	0000426
RAMBO DANNY JIM	2/26/1997	00000000000000	0000000	0000000
RAMBO Z I EST	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	\$168,593	\$45,000	\$213,593	\$213,593
2024	\$168,593	\$45,000	\$213,593	\$207,185
2023	\$143,350	\$45,000	\$188,350	\$188,350
2022	\$139,516	\$45,000	\$184,516	\$180,072
2021	\$118,702	\$45,000	\$163,702	\$163,702
2020	\$165,438	\$45,000	\$210,438	\$199,518

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.