



**Address:** [4700 COMITA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 46035-103-12  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4S130F

**Latitude:** 32.6785901333  
**Longitude:** -97.3895393097  
**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 12

**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:** OWNWELL INC (12140)

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

**Notice Value:** \$275,000

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

**Site Number:** 03417859

**Site Name:** WESTCLIFF ADDITION-103-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**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:**

SHIREY STEVEN ALAN

**Primary Owner Address:**

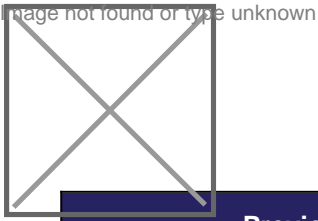
4700 COMITA AVE  
FORT WORTH, TX 76132

**Deed Date:** 9/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-23-173453



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIREY EST DARLENE CHERYL	12/29/1994	0000000000000000	0000000	0000000
CHANDLER DARLENE CHERYL	8/26/1994	00117050001627	0011705	0001627
CHANDLER DARLENE;CHANDLER JOHN W	6/25/1993	00111350002135	0011135	0002135
WATERS VERN F	12/31/1900	0000000000000000	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	\$193,975	\$45,000	\$238,975	\$238,975
2024	\$230,000	\$45,000	\$275,000	\$266,420
2023	\$214,032	\$45,000	\$259,032	\$242,200
2022	\$190,033	\$45,000	\$235,033	\$220,182
2021	\$163,150	\$45,000	\$208,150	\$200,165
2020	\$163,150	\$45,000	\$208,150	\$181,968

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.