



Address: [4213 LOVELL AVE](#)
City: FORT WORTH
Georeference: 45810-22-7
Subdivision: WEST FT WORTH LAND CO
Neighborhood Code: 4D004C

Latitude: 32.7306476396
Longitude: -97.3811710145
TAD Map: 2036-384
MAPSCO: TAR-075L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST FT WORTH LAND CO
Block 22 Lot 7

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: 1942
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 03442705
Site Name: WEST FT WORTH LAND CO-22-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,468
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
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:
KHALED SHAAN
BHATTARAI DIXYA
Primary Owner Address:
2217 IRWIN ST
FORT WORTH, TX 76110

Deed Date: 2/17/2017
Deed Volume:
Deed Page:
Instrument: [D217041590](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN BENJAMIN M	6/14/2016	D216129586		
SCHNEIDER MATTHEW	12/21/2007	D207455267	0000000	0000000
HALL BRIAN M	7/14/2004	D204230342	0000000	0000000
KOMPARE DEREK;KOMPARE SALLY	7/22/1999	00139320000480	0013932	0000480
STEMMERMAN LYNETTE R	5/13/1993	00111060000777	0011106	0000777
ASSOCIATES RELOCATION MGMNT CO	4/12/1993	00111060000775	0011106	0000775
LWIN VICTORIA	5/26/1988	00092840001532	0009284	0001532
STAFFORD VIRGINIA MERCER	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	\$278,992	\$55,000	\$333,992	\$333,992
2024	\$278,992	\$55,000	\$333,992	\$333,992
2023	\$271,300	\$55,000	\$326,300	\$326,300
2022	\$246,383	\$55,000	\$301,383	\$301,383
2021	\$202,345	\$55,000	\$257,345	\$257,345
2020	\$202,345	\$55,000	\$257,345	\$257,345

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

There are no exemptions for this property

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.