



**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<sup>+++</sup>:** 1,468  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 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	<a href="#">D216129586</a>		
SCHNEIDER MATTHEW	12/21/2007	<a href="#">D207455267</a>	0000000	0000000
HALL BRIAN M	7/14/2004	<a href="#">D204230342</a>	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 <sup>+</sup>
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.