



**Address:** [4425 DONNELLY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45810-36-13  
**Subdivision:** WEST FT WORTH LAND CO  
**Neighborhood Code:** 4D004D

**Latitude:** 32.7288009052  
**Longitude:** -97.3853196223  
**TAD Map:** 2030-384  
**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 36 Lot 13

**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:** 1949  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$236,330  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03444317  
**Site Name:** WEST FT WORTH LAND CO-36-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,138  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

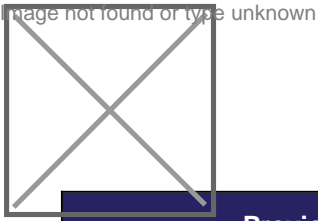
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
KUCERA ROD ALAN  
COLUCCI KUCERA KIMBERLY ANN  
**Primary Owner Address:**  
22 TENBURY WAY  
FAIRPORT, NY 14450

**Deed Date:** 11/26/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224212637](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELLIS WHITNEY E	7/30/2012	<a href="#">D212186016</a>	0000000	0000000
MAHAR JODY	1/19/2006	<a href="#">D206023912</a>	0000000	0000000
MCALLISTER LILA B	9/23/2000	0000000000000000	0000000	0000000
MCALLISTER CALVAN H;MCALLISTER LILA	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	\$191,330	\$45,000	\$236,330	\$236,330
2024	\$191,330	\$45,000	\$236,330	\$227,544
2023	\$204,856	\$45,000	\$249,856	\$206,858
2022	\$167,793	\$45,000	\$212,793	\$188,053
2021	\$163,514	\$45,000	\$208,514	\$170,957
2020	\$140,113	\$45,000	\$185,113	\$155,415

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.