



**Address:** [4304 DIAZ AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45810-40-37  
**Subdivision:** WEST FT WORTH LAND CO  
**Neighborhood Code:** 4D004D

**Latitude:** 32.7274219501  
**Longitude:** -97.3826975646  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075Q



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 40 Lot 37

**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:** None

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

**Site Number:** 03445011

**Site Name:** WEST FT WORTH LAND CO-40-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 972

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

OLIVAS DAISY G

**Primary Owner Address:**

4304 DIAZ AVE  
FORT WORTH, TX 76107

**Deed Date:** 4/26/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217092692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMMERALL JUDY V	4/6/2015	<a href="#">D215069991</a>		
WITTMER CHARLES R;WITTMER MEAGAN	8/5/2009	<a href="#">D209212497</a>	0000000	0000000
GUERRA BRIAN	8/25/2006	<a href="#">D206268457</a>	0000000	0000000
FANNIE MAE	4/4/2006	<a href="#">D206100231</a>	0000000	0000000
DOEREN KEVIN	3/12/2002	00155290000260	0015529	0000260
DSACQUISITION L.L.C. A TX LTD	12/7/2001	00153250000282	0015325	0000282
JARRATT ELICIA K;JARRATT JASON E	9/5/1986	00086750000069	0008675	0000069
JARRATT ELICIA;JARRATT JASON	5/28/1986	00085630000081	0008563	0000081
CONLEY JOEL S	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	\$214,595	\$45,000	\$259,595	\$259,595
2024	\$214,595	\$45,000	\$259,595	\$259,595
2023	\$228,999	\$45,000	\$273,999	\$273,999
2022	\$186,439	\$45,000	\$231,439	\$231,439
2021	\$180,919	\$45,000	\$225,919	\$225,919
2020	\$160,609	\$45,000	\$205,609	\$205,609

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.