



**Address:** [4604 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 47165-A-16  
**Subdivision:** WILSHIRE ADDITION  
**Neighborhood Code:** 4S121B

**Latitude:** 32.6799681209  
**Longitude:** -97.3600579912  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILSHIRE ADDITION Block A  
Lot 16

**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:** 1958

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03542289  
**Site Name:** WILSHIRE ADDITION-A-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,988  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,860  
**Land Acres<sup>\*</sup>:** 0.1804  
**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:**

MAHAN CLARCEE J

**Primary Owner Address:**

4604 COCKRELL AVE  
FORT WORTH, TX 76133-1509

**Deed Date:** 9/13/1990  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAHAN CLARCEE J;MAHAN JAMES T	12/31/1900	00048350000387	0004835	0000387

## 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	\$138,920	\$35,000	\$173,920	\$173,920
2024	\$138,920	\$35,000	\$173,920	\$173,758
2023	\$142,174	\$35,000	\$177,174	\$157,962
2022	\$110,621	\$35,000	\$145,621	\$143,602
2021	\$95,547	\$35,000	\$130,547	\$130,547
2020	\$97,638	\$35,000	\$132,638	\$132,638

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.