



Address: [4508 RUTLAND AVE](#)
City: FORT WORTH
Georeference: 47165-11-25
Subdivision: WILSHIRE ADDITION
Neighborhood Code: 4S121B

Latitude: 32.6815955907
Longitude: -97.3620026889
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 11
Lot 25

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: 1953

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03546594

Site Name: WILSHIRE ADDITION-11-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,178

Percent Complete: 100%

Land Sqft^{*}: 7,040

Land Acres^{*}: 0.1616

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:

PERSPECTIVE PLUS LLC

Primary Owner Address:

PO BOX 137058
LAKE WORTH, TX 76136

Deed Date: 10/23/2020

Deed Volume:

Deed Page:

Instrument: [D220279563](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERNLEY SHEILA ANN;HERRERA EDWARD GREGORY;HERRERA REBECCA LOUISE;HERRERA RICHARD STEVEN;HERRERA SAMUEL ANTHONY	8/14/2020	D220236537		
HERRERA GREGORIA;HERRERA JESSE	12/31/1900	00034710000088	0003471	0000088

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	\$120,000	\$35,000	\$155,000	\$155,000
2024	\$145,000	\$35,000	\$180,000	\$180,000
2023	\$139,000	\$35,000	\$174,000	\$174,000
2022	\$115,000	\$35,000	\$150,000	\$150,000
2021	\$95,000	\$35,000	\$130,000	\$130,000
2020	\$103,197	\$35,000	\$138,197	\$113,863

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.