



**Address:** [4504 RUTLAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 47165-11-26  
**Subdivision:** WILSHIRE ADDITION  
**Neighborhood Code:** 4S121B

**Latitude:** 32.6817573872  
**Longitude:** -97.362000787  
**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 26

**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:** 03546608  
**Site Name:** WILSHIRE ADDITION-11-26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,260  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,040  
**Land Acres<sup>\*</sup>:** 0.1616  
**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:**  
SANCHEZ JOSE R JR  
**Primary Owner Address:**  
4504 RUTLAND AVE  
FORT WORTH, TX 76133-1537

**Deed Date:** 3/31/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208121478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAFT VELMA B	2/9/1999	<a href="#">D208121480</a>	0000000	0000000
CRAFT ROBERT G EST;CRAFT VELMA	12/31/1900	00026250000314	0002625	0000314



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	\$81,000	\$35,000	\$116,000	\$116,000
2024	\$92,492	\$35,000	\$127,492	\$127,492
2023	\$94,822	\$35,000	\$129,822	\$129,822
2022	\$75,110	\$35,000	\$110,110	\$110,110
2021	\$65,781	\$35,000	\$100,781	\$100,781
2020	\$82,729	\$35,000	\$117,729	\$117,729

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.