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Address: [4505 RUTLAND AVE](#)
City: FORT WORTH
Georeference: 47165-12-2
Subdivision: WILSHIRE ADDITION
Neighborhood Code: 4S121B

Latitude: 32.6817517033
Longitude: -97.3614501059
TAD Map: 2042-368
MAPSCO: TAR-090J



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

PROPERTY DATA

Legal Description: WILSHIRE ADDITION Block 12
Lot 2

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: 1943

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$248,000

Protest Deadline Date: 5/24/2024

Site Number: 03546632

Site Name: WILSHIRE ADDITION-12-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,260

Percent Complete: 100%

Land Sqft^{*}: 6,325

Land Acres^{*}: 0.1452

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:

KUYLEN MERRISSA

Primary Owner Address:

4505 RUTLAND AVE
FORT WORTH, TX 76133

Deed Date: 5/25/2018

Deed Volume:

Deed Page:

Instrument: [D218116372](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLAKELY KENNETH	8/25/2016	D216199661		
KCJ KEYSTONE LLC	5/7/2016	D216100736		
TEXAN MUTUAL LLC	5/6/2016	D216120445		
FORTNER CYNTHIA A;LUCAS RICHARD F;MOYER LINDA G	5/13/2015	D216100739		
LUCAS RAYMOND F EST	5/9/1997	00127640000080	0012764	0000080
LUCAS RAYMOND FLOYD ETAL	1/10/1997	00126720002025	0012672	0002025
LUCAS GEORGIA MAE EST	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 ⁺
2025	\$190,000	\$35,000	\$225,000	\$224,991
2024	\$213,000	\$35,000	\$248,000	\$204,537
2023	\$205,000	\$35,000	\$240,000	\$185,943
2022	\$171,884	\$35,000	\$206,884	\$169,039
2021	\$118,672	\$35,000	\$153,672	\$153,672
2020	\$118,672	\$35,000	\$153,672	\$153,672

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.