



Address: [4517 RUTLAND AVE](#)
City: FORT WORTH
Georeference: 47165-12-5
Subdivision: WILSHIRE ADDITION
Neighborhood Code: 4S121B

Latitude: 32.6812717798
Longitude: -97.36145555
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 12
Lot 5

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: 03546667

Site Name: WILSHIRE ADDITION-12-5

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:

1836 HOLDINGS LLC

Primary Owner Address:

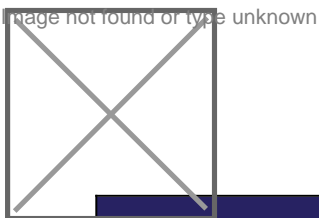
PO BOX 16623
FORT WORTH, TX 76162

Deed Date: 1/3/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213017103](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINKLE NATHAN J;HINKLE SHANNON	10/8/2012	D212253229	0000000	0000000
LPM HOLDINGS LLC	1/6/2012	D212005887	0000000	0000000
YBARRRA NICOLAS	1/21/2000	00141980000357	0014198	0000357
RICE JEFFERY;RICE RHONDA M	3/29/1988	00092380000899	0009238	0000899
TOOLE CHARLES M	10/28/1985	00083520001492	0008352	0001492
ROGERS C EDWARD	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	\$135,000	\$35,000	\$170,000	\$170,000
2024	\$150,000	\$35,000	\$185,000	\$185,000
2023	\$155,000	\$35,000	\$190,000	\$190,000
2022	\$80,000	\$35,000	\$115,000	\$115,000
2021	\$80,000	\$35,000	\$115,000	\$115,000
2020	\$80,000	\$35,000	\$115,000	\$115,000

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.