



**Address:** [4605 RUTLAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 47165-12-10  
**Subdivision:** WILSHIRE ADDITION  
**Neighborhood Code:** 4S121B

**Latitude:** 32.6804881757  
**Longitude:** -97.3614558836  
**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 10

**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:** 1952  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03546713  
**Site Name:** WILSHIRE ADDITION-12-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,182  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,325  
**Land Acres<sup>\*</sup>:** 0.1452  
**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:**  
BROCHU KIM  
**Primary Owner Address:**  
4605 RUTLAND AVE  
FORT WORTH, TX 76133-1538

**Deed Date:** 8/1/1991  
**Deed Volume:** 0010573  
**Deed Page:** 0001572  
**Instrument:** 00105730001572

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVENS A L	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$165,916	\$35,000	\$200,916	\$200,916
2024	\$165,916	\$35,000	\$200,916	\$200,916
2023	\$167,399	\$35,000	\$202,399	\$202,399
2022	\$130,102	\$35,000	\$165,102	\$142,646
2021	\$111,952	\$35,000	\$146,952	\$129,678
2020	\$103,190	\$35,000	\$138,190	\$117,889

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.