



Address: [4613 RUTLAND AVE](#)
City: FORT WORTH
Georeference: 47165-12-12
Subdivision: WILSHIRE ADDITION
Neighborhood Code: 4S121B

Latitude: 32.6801676472
Longitude: -97.3614587719
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 12

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: 03546748

Site Name: WILSHIRE ADDITION-12-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,026

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:

CANO ESTEBAN GIOVANNI

Primary Owner Address:

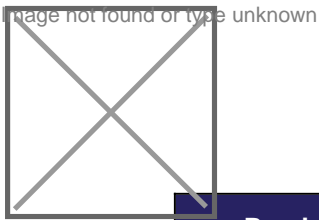
8145 DRIPPING SPRINGS DR
FORT WORTH, TX 76134

Deed Date: 4/11/2023

Deed Volume:

Deed Page:

Instrument: [D223060268](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERCADO NICOLAS	6/2/2022	D222153478		
MERCADO MARIA I	12/30/2008	D209000031	0000000	0000000
WRIGHT ORLANDO	3/18/2008	D208111122	0000000	0000000
WATSON JIMMIE W ETAL	11/28/2004	D205059033	0000000	0000000
BIGGARS MARY	1/8/1991	D205059033	0000000	0000000
BIGGERS JOHNNY R	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 ⁺
2025	\$153,252	\$35,000	\$188,252	\$188,252
2024	\$153,252	\$35,000	\$188,252	\$188,252
2023	\$154,620	\$35,000	\$189,620	\$189,620
2022	\$120,527	\$35,000	\$155,527	\$155,527
2021	\$103,943	\$35,000	\$138,943	\$138,943
2020	\$95,808	\$35,000	\$130,808	\$130,808

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.