



Address: [4031 BOYD AVE](#)
City: FORT WORTH
Georeference: 47320-7-8
Subdivision: WINDSOR PLACE ADDITION
Neighborhood Code: 4T003M

Latitude: 32.6902827668
Longitude: -97.3668745263
TAD Map: 2036-372
MAPSCO: TAR-090E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINDSOR PLACE ADDITION
Block 7 Lot 8

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: 1948

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$324,357

Protest Deadline Date: 5/24/2024

Site Number: 03569454
Site Name: WINDSOR PLACE ADDITION-7-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 1,486
Percent Complete: 100%
Land Sqft ^{*}: 9,000
Land Acres ^{*}: 0.2066
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:

CARLSON JOHN E
CARLSON GERALDINE
Primary Owner Address:
4031 BOYD AVE
FORT WORTH, TX 76109-4548

Deed Date: 12/1/1999
Deed Volume: 0014122
Deed Page: 0000145
Instrument: 00141220000145

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORGAN JANICE L;MORGAN STEVE H	8/5/1996	00124690002084	0012469	0002084
MORGAN STEVE H;MORGAN WILLIAM F	5/3/1996	00000000000000	0000000	0000000
PATTERSON W O	4/20/1993	00110480001790	0011048	0001790
RUST EDWIN C	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	\$144,357	\$180,000	\$324,357	\$282,905
2024	\$144,357	\$180,000	\$324,357	\$257,186
2023	\$179,071	\$135,000	\$314,071	\$233,805
2022	\$125,513	\$135,000	\$260,513	\$212,550
2021	\$156,883	\$55,000	\$211,883	\$193,227
2020	\$120,661	\$55,000	\$175,661	\$175,661

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.