



Address: [4360 E 1ST ST](#)
City: FORT WORTH
Georeference: A 942-6
Subdivision: LYNCH, JOHN SURVEY
Neighborhood Code: WH-Airport Freeway/Birdville General

Latitude: 32.758770768
Longitude: -97.2818347159
TAD Map: 2066-396
MAPSCO: TAR-064X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LYNCH, JOHN SURVEY
Abstract 942 Tract 6

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 80357989

Site Name: 80357989

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 3

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 570,940

Land Acres^{*}: 13.1070

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:

TARRANT REGIONAL WATER DISTRICT

Primary Owner Address:

800 E NORTHSIDE DR
FORT WORTH, TX 76102

Deed Date: 6/24/2019

Deed Volume:

Deed Page:

Instrument: [D219145326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
P BOWEN FEATHERNGILL LLC ETAL	6/14/2006	D206189806	0000000	0000000
BOWEN HAROLD C ETAL	9/23/2002	00160840000395	0016084	0000395
PENTIKIS FRANK	12/28/1943	00015910000295	0001591	0000295

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	\$0	\$79,932	\$79,932	\$79,932
2024	\$0	\$79,932	\$79,932	\$79,932
2023	\$0	\$79,932	\$79,932	\$79,932
2022	\$0	\$79,932	\$79,932	\$79,932
2021	\$0	\$79,932	\$79,932	\$79,932
2020	\$0	\$79,932	\$79,932	\$79,932

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

- PUBLIC PROPERTY 11.11

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.