



**Address:** [4106 WHEELER ST](#)  
**City:** FORT WORTH  
**Georeference:** A1523-24C01  
**Subdivision:** TINSLEY, LEWIS G SURVEY  
**Neighborhood Code:** 3H030D

**Latitude:** 32.7793351713  
**Longitude:** -97.2867197405  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-064K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TINSLEY, LEWIS G SURVEY  
Abstract 1523 Tract 24C01 ABST 1523 TRS 24C1 &  
24C3

**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:** 1944

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$190,456

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04706285

**Site Name:** TINSLEY, LEWIS G SURVEY-24C01-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 933

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,325

**Land Acres<sup>\*</sup>:** 0.2600

**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:**

YOHANAN INVESTORS II LLC

**Primary Owner Address:**

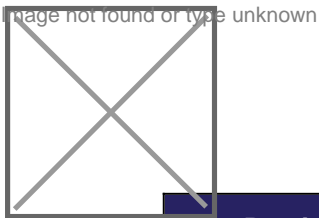
660 W LANCASTER  
LANCASTER, TX 75146

**Deed Date:** 2/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225041818](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERT D LANEY ESTATE	1/14/2025	<a href="#">D225010874</a>		
LANEY ROBERT D	12/31/1900	000000000000000	0000000	0000000
PRECISION ENTERPRISE	12/30/1900	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	\$138,468	\$51,988	\$190,456	\$190,456
2024	\$138,468	\$51,988	\$190,456	\$190,456
2023	\$123,412	\$51,988	\$175,400	\$175,400
2022	\$118,903	\$36,355	\$155,258	\$155,258
2021	\$89,008	\$10,000	\$99,008	\$99,008
2020	\$89,008	\$10,000	\$99,008	\$99,008

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.