



Address: [4065 MODLIN AVE](#)
City: FORT WORTH
Georeference: 27225-5-4R
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.750359609
Longitude: -97.3787758385
TAD Map: 2036-392
MAPSCO: TAR-075C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MCCART'S TO HI-MOUNT
ADDITION Block 5 Lot 4R

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: 1985
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 05612187
Site Name: MC CART ADDITION-5-4R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,564
Percent Complete: 100%
Land Sqft^{*}: 7,776
Land Acres^{*}: 0.1785
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:
CROWLEY KELLER D
CROWLEY MELISSA U
Primary Owner Address:
4065 MODLIN AVE
FORT WORTH, TX 76107

Deed Date: 7/27/2017
Deed Volume:
Deed Page:
Instrument: [D217172016](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERGUSON ROBERT	8/10/1984	0000000000000000	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	\$578,720	\$233,280	\$812,000	\$812,000
2024	\$656,720	\$233,280	\$890,000	\$890,000
2023	\$686,961	\$233,280	\$920,241	\$830,535
2022	\$602,513	\$233,280	\$835,793	\$755,032
2021	\$438,677	\$233,280	\$671,957	\$671,957
2020	\$394,718	\$233,280	\$627,998	\$627,998

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.