



**Address:** [3927 W 4TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 26480-10-1  
**Subdivision:** MONTICELLO ADDITION-FORT WORTH  
**Neighborhood Code:** M4C02B

**Latitude:** 32.7539495544  
**Longitude:** -97.37679181  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-061Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTICELLO ADDITION-FORT WORTH Block 10 Lot 1

**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)

**Site Number:** 05688787  
**Site Name:** MONTICELLO ADDITION-FORT WORTH-10-1  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,870  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

**State Code:** B  
**Year Built:** 1939  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$451,567  
**Protest Deadline Date:** 5/24/2024

<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:**  
JC REAL ESTATE HOLDINGS LLC  
**Primary Owner Address:**  
1200 CATALINA BAY BLVD  
GRANBURY, TX 76048

**Deed Date:** 11/8/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224201596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASEY CATHERINE J;LEITCH JAMES T	4/28/2017	<a href="#">D217098194</a>		
CASEY CATHERINE	8/9/2002	00158860000086	0015886	0000086
CASEY CATHERINE JO	12/15/1993	000000000000000	0000000	0000000
CRUZ CATHERINE JO	11/2/1993	00113150000442	0011315	0000442
CRUZ VINCENT JR	6/11/1985	00082100000971	0008210	0000971
SOUTH PATRICIA ELAINE FRANCIS	1/1/1901	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	\$170,317	\$281,250	\$451,567	\$451,567
2024	\$170,317	\$281,250	\$451,567	\$451,567
2023	\$114,362	\$281,250	\$395,612	\$395,612
2022	\$116,973	\$281,250	\$398,223	\$398,223
2021	\$94,332	\$281,250	\$375,582	\$375,582
2020	\$125,652	\$281,250	\$406,902	\$406,902

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.