



Address: [4062 MATTISON AVE](#)
City: FORT WORTH
Georeference: 27225-5-23R
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.749977747
Longitude: -97.3787417405
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 23R

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: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40616339

Site Name: MC CART ADDITION-5-23R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,377

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

HINDERLITER MICHAEL

Primary Owner Address:

4062 MATTINSON AVE
FORT WORTH, TX 76107

Deed Date: 9/19/2022

Deed Volume:

Deed Page:

Instrument: [D222230638](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| HOPPER KELSEY D;HUCKABEE ANDREW D | 4/25/2019 | D219088090 | | |
| COLEMAN CHRISTOPHER;COLEMAN K | 12/30/2013 | D213325265 | 0000000 | 0000000 |
| WOODSON DOUGLAS J | 5/4/2011 | D211175637 | 0000000 | 0000000 |
| WOODSON DOUGLAS;WOODSON NANCY | 7/13/2007 | D207253492 | 0000000 | 0000000 |
| ROBERSON DUSTIN WADE | 6/7/2004 | D204190612 | 0000000 | 0000000 |
| HOUSING TRADITIONS INC | 1/1/2004 | 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 | \$744,531 | \$234,000 | \$978,531 | \$978,531 |
| 2024 | \$744,531 | \$234,000 | \$978,531 | \$978,531 |
| 2023 | \$769,001 | \$234,000 | \$1,003,001 | \$1,003,001 |
| 2022 | \$636,000 | \$234,000 | \$870,000 | \$811,800 |
| 2021 | \$504,000 | \$234,000 | \$738,000 | \$738,000 |
| 2020 | \$536,915 | \$234,000 | \$770,915 | \$770,915 |

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.