



Address: [4045 SAINT CHRISTIAN ST](#)
City: FORT WORTH
Georeference: 18400-1-12
Subdivision: JEAN HILLS ADDITION
Neighborhood Code: 1H050H

Latitude: 32.6878627264
Longitude: -97.2981781966
TAD Map: 2060-368
MAPSCO: TAR-091H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JEAN HILLS ADDITION Block 1
Lot 12

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$257,000

Protest Deadline Date: 5/24/2024

Site Number: 40715310

Site Name: JEAN HILLS ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,687

Percent Complete: 100%

Land Sqft^{*}: 9,148

Land Acres^{*}: 0.2100

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:

AVINA CINDY

Primary Owner Address:

4045 CHRISTIAN ST
FORT WORTH, TX 76119

Deed Date: 10/28/2024

Deed Volume:

Deed Page:

Instrument: [D224193923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNAMARA ANTHONY	8/19/2015	D215187246		
SIBELIUS DEVELOPMENT LLC	9/5/2013	D213241586	0000000	0000000
GH RESIDENTIAL LLC	6/4/2013	D213165391	0000000	0000000
TEXAS TRUST CREDIT UNION	12/7/2011	D211296219	0000000	0000000
BIG SKY INVESTMENTS LLC	12/29/2008	D208469696	0000000	0000000
JPMORGAN CHASE BANK NA	5/24/2008	D208245806	0000000	0000000
TEXAS HSG & ECONOMIC RES INC	1/1/2005	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	\$229,556	\$27,444	\$257,000	\$257,000
2024	\$229,556	\$27,444	\$257,000	\$257,000
2023	\$244,556	\$27,444	\$272,000	\$272,000
2022	\$204,429	\$10,000	\$214,429	\$214,429
2021	\$191,785	\$10,000	\$201,785	\$201,785
2020	\$173,515	\$10,000	\$183,515	\$183,515

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.