



**Address:** [4049 SAINT CHRISTIAN ST](#)  
**City:** FORT WORTH  
**Georeference:** 18400-1-13  
**Subdivision:** JEAN HILLS ADDITION  
**Neighborhood Code:** 1H050H

**Latitude:** 32.6876540018  
**Longitude:** -97.2982861752  
**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 13

**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:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$281,479

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

**Site Number:** 40715329

**Site Name:** JEAN HILLS ADDITION-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,677

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,810

**Land Acres<sup>\*</sup>:** 0.3399

**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:**

REYNA LUIS EDUARDO  
REYNA MARIA MAGDALENA

**Primary Owner Address:**

4049 SAINT CHRISTIAN ST  
FORT WORTH, TX 76119

**Deed Date:** 4/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219098761](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FTW JEAN HILLS 72 LLC	7/5/2016	<a href="#">D216159888</a>		
PROPERTY MANAGEMENT ANALYST INC	8/12/2015	<a href="#">D216121430</a>		
PMA TRUSTEE	8/12/2015	<a href="#">D215204090</a>		
SIBELIUS DEVELOPMENT LLC	9/5/2013	<a href="#">D213241589</a>	0000000	0000000
GH RESIDENTIAL LLC	6/4/2013	<a href="#">D213165391</a>	0000000	0000000
TEXAS TRUST CREDIT UNION	12/7/2011	<a href="#">D211296219</a>	0000000	0000000
BIG SKY INVESTMENTS LLC	12/29/2008	<a href="#">D208469696</a>	0000000	0000000
JPMORGAN CHASE BANK NA	5/24/2008	<a href="#">D208245806</a>	0000000	0000000
TEXAS HSG & ECONOMIC RES INC	1/1/2005	00000000000000	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	\$246,669	\$34,810	\$281,479	\$281,479
2024	\$246,669	\$34,810	\$281,479	\$258,113
2023	\$258,249	\$34,810	\$293,059	\$234,648
2022	\$203,316	\$10,000	\$213,316	\$213,316
2021	\$190,758	\$10,000	\$200,758	\$200,758
2020	\$172,617	\$10,000	\$182,617	\$182,617

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.