



Address: [4361 SWEET CLOVER LN](#)
City: FORT WORTH
Georeference: 35248-121-2
Subdivision: ROSEMARY RIDGE ADDITION
Neighborhood Code: 4S004P

Latitude: 32.5903387929
Longitude: -97.387963517
TAD Map: 2030-332
MAPSCO: TAR-117F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSEMARY RIDGE ADDITION
Block 121 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40891941

Site Name: ROSEMARY RIDGE ADDITION-121-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,247

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

MATNEY DAVID C

MATNEY DONNA S

Primary Owner Address:

4361 SWEET CLOVER LN
FORT WORTH, TX 76036

Deed Date: 8/26/2022

Deed Volume:

Deed Page:

Instrument: [D222213667](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUBOSE MODEL HOME INVESTORS	2/21/2018	D218041152		
BLOOMFIELD HOMES LP	3/6/2015	D215048327		
CTMGT LOTS HOLDINGS LLC	12/29/2009	D209337157	0000000	0000000
SJ ROSEMARY DEVELOPMENT LP	1/1/2005	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 ⁺
2025	\$410,555	\$40,000	\$450,555	\$450,555
2024	\$410,555	\$40,000	\$450,555	\$450,555
2023	\$431,084	\$40,000	\$471,084	\$471,084
2022	\$306,011	\$40,000	\$346,011	\$346,011
2021	\$302,722	\$40,000	\$342,722	\$342,722
2020	\$281,673	\$40,000	\$321,673	\$321,673

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.