



**Address:** [4825 BRYCE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 1842-35-4R  
**Subdivision:** BAUGHMAN'S SUBD OF CH ARL HTS  
**Neighborhood Code:** 4C121A

**Latitude:** 32.7393466886  
**Longitude:** -97.3924377702  
**TAD Map:** 2030-388  
**MAPSCO:** TAR-075F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAUGHMAN'S SUBD OF CH  
ARL HTS Block 35 Lot 4R

**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:** 41423992

**Site Name:** BAUGHMAN'S SUBD OF CH ARL HTS-35-4R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,806

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$630,501

**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:**

BLACK DAVID

BLACK VICKY

**Primary Owner Address:**

4825 BRYCE AVE  
FORT WORTH, TX 76107

**Deed Date:** 8/4/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217181008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINZLER BRENDA;KINZLER DAMIEN	7/2/2012	<a href="#">D212159969</a>	0000000	0000000
HD TEXAS HOMES LLC	2/21/2012	<a href="#">D212047232</a>	0000000	0000000
JAMES R HARRIS PROPERTIES LLC	12/30/2010	<a href="#">D211019472</a>	0000000	0000000
VILLAGE HOMES LP	8/12/2008	<a href="#">D208327453</a>	0000000	0000000
FWRJM PROPERTIES LTD	1/1/2008	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	\$361,146	\$200,000	\$561,146	\$561,146
2024	\$430,501	\$200,000	\$630,501	\$535,367
2023	\$534,946	\$200,000	\$734,946	\$486,697
2022	\$293,992	\$150,000	\$443,992	\$442,452
2021	\$252,229	\$150,000	\$402,229	\$402,229
2020	\$294,019	\$165,000	\$459,019	\$459,019

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.