



LOCATION

Address: [4409 FLETCHER AVE](#)
City: FORT WORTH
Georeference: 40880-5-7
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7239459664
Longitude: -97.3845561085
TAD Map: 2030-384
MAPSCO: TAR-075Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET HEIGHTS ADDITION
Block 5 Lot 7

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03046001

Site Name: SUNSET HEIGHTS ADDITION-5-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 724

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

598 WESTWOOD LLC

Primary Owner Address:

PO BOX 12324
FORT WORTH, TX 76110

Deed Date: 5/10/2021

Deed Volume:

Deed Page:

Instrument: [D221146575](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWTOWN PROPERTIES LLC	12/28/2020	D220344995		
ANCHOR J PROPERTIES LLC	3/1/2007	D207077104	0000000	0000000
WALDRON LISA	1/9/2006	D206015123	0000000	0000000
RABBASS MICHAEL D	12/1/2005	D205365752	0000000	0000000
BOTTOMLEY JUNE MINTER	8/26/2003	D203325549	0017142	0000009
WALDROP HENRY E; WALDROP JANET P	5/30/2003	00167510000035	0016751	0000035
COLVIN J C; COLVIN WANDA	9/5/1991	00103780000764	0010378	0000764
SECRETARY OF HUD	5/8/1991	00102850000900	0010285	0000900
GOVERNMENT NATIONAL MTG ASSN	5/7/1991	00102690000442	0010269	0000442
EASTMAN BRAD	4/7/1989	00095630001275	0009563	0001275
PELTIER HAL C	10/5/1988	00094120000502	0009412	0000502
MESSER W D	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$111,000	\$30,000	\$141,000	\$141,000
2023	\$106,310	\$30,000	\$136,310	\$136,310
2022	\$97,469	\$30,000	\$127,469	\$127,469
2021	\$80,000	\$30,000	\$110,000	\$110,000
2020	\$80,000	\$30,000	\$110,000	\$110,000

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

There are no exemptions for this property

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.