



## LOCATION

---

**Address:** [4305 LOVELL AVE](#)

**City:** FORT WORTH

**Georeference:** 45810-23-3

**Subdivision:** WEST FT WORTH LAND CO

**Neighborhood Code:** 4D004C

**Latitude:** 32.730660007

**Longitude:** -97.3826618463

**TAD Map:** 2036-384

**MAPSCO:** TAR-075L



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** WEST FT WORTH LAND CO  
Block 23 Lot 3

**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:** 1939

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03442918

**Site Name:** WEST FT WORTH LAND CO-23-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,349

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

SULLIVAN TARA

**Primary Owner Address:**

4305 LOVELL AVE  
FORT WORTH, TX 76107

**Deed Date:** 3/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216062897](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	3/29/2016	<a href="#">D216062896</a>		
HERNANDEZ ARMANDO NOE JR	5/26/2009	<a href="#">D209147517</a>	0000000	0000000
WAGGONER CRYSTAL;WAGGONER MICHAEL	4/4/2005	<a href="#">D205097985</a>	0000000	0000000
GARRETT DEBORAH ANN	2/12/1987	00088450000928	0008845	0000928
COVINGTON R LEE JR	8/6/1986	00086410000733	0008641	0000733
COLLINS CARIE F	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$247,726	\$55,000	\$302,726	\$273,188
2023	\$230,397	\$55,000	\$285,397	\$248,353
2022	\$196,434	\$55,000	\$251,434	\$225,775
2021	\$150,250	\$55,000	\$205,250	\$205,250
2020	\$150,250	\$55,000	\$205,250	\$205,250

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.