

## LOCATION

**Address:** [4300 DIAZ AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45810-40-39  
**Subdivision:** WEST FT WORTH LAND CO  
**Neighborhood Code:** 4D004D

**Latitude:** 32.7274191861  
**Longitude:** -97.3825384064  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEST FT WORTH LAND CO  
 Block 40 Lot 39

**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:** 03445038  
**Site Name:** WEST FT WORTH LAND CO-40-39  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,605  
**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:**  
 ESCAMILLA ENRIQUE  
 ESCAMILLA JOSEFINA  
**Primary Owner Address:**  
 4300 DIAZ AVE  
 FORT WORTH, TX 76107-6315

**Deed Date:** 6/20/1995  
**Deed Volume:** 0012012  
**Deed Page:** 0000601  
**Instrument:** 00120120000601

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACKBURN MARY HUDSON	12/13/1992	00000000000000	0000000	0000000
BLACKBURN JOHN W;BLACKBURN MARY L	12/31/1900	00040040000209	0004004	0000209

## VALUES

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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	\$244,315	\$45,000	\$289,315	\$266,200
2023	\$261,266	\$45,000	\$306,266	\$242,000
2022	\$175,000	\$45,000	\$220,000	\$220,000
2021	\$175,000	\$45,000	\$220,000	\$220,000
2020	\$155,000	\$45,000	\$200,000	\$200,000

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

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- 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.