



**Address:** [4418 ERATH ST](#)  
**City:** FORT WORTH  
**Georeference:** 7570-13-10  
**Subdivision:** COBBS ORCHARD ADDITION  
**Neighborhood Code:** 1H050D

**Latitude:** 32.6993776379  
**Longitude:** -97.2735259203  
**TAD Map:** 2066-372  
**MAPSCO:** TAR-092C



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

## PROPERTY DATA

**Legal Description:** COBBS ORCHARD ADDITION  
Block 13 Lot 10

**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:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00557021

**Site Name:** COBBS ORCHARD ADDITION 13 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 988

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**Pool:** N

<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:**

LANE DANIEL RUDZAVICE  
LANE JOHN

**Deed Date:** 1/1/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** 000156400000188

**Primary Owner Address:**

4418 ERATH ST  
FORT WORTH, TX 76119-3406

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANE DANIEL RUDZAVICE;LANE JOHN	4/29/2002	00156400000188	0015640	0000188
HAMILTON JANE	2/29/2000	00144010000525	0014401	0000525
EATON WILLIAM E	10/5/1999	00000000000000	0000000	0000000
HOLDER WILLIAM MILLARD	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	\$67,252	\$30,500	\$97,752	\$68,112
2023	\$67,155	\$30,500	\$97,655	\$61,920
2022	\$66,054	\$5,000	\$71,054	\$56,291
2021	\$48,474	\$5,000	\$53,474	\$51,174
2020	\$42,533	\$5,000	\$47,533	\$46,522

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)



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.