



**Address:** [4009 LOVELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-39-16  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004C

**Latitude:** 32.7307254119  
**Longitude:** -97.3773473394  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075M



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

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 39 Lot 16

**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:** 1941

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00899313

**Site Name:** FACTORY PLACE ADDITION-39-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,160

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** Y

<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:**  
DORGAN NICHOLAS  
**Primary Owner Address:**  
4009 LOVELL AVE  
FORT WORTH, TX 76107

**Deed Date:** 11/2/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221321440](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON AMY;SIMPSON THOMAS	7/3/2019	<a href="#">D219148824</a>		
BP LARSON ENTERPRISES LLC	2/5/2019	<a href="#">D219023719</a>		
ALICE LOYDETTE REV LVNG TRUST	10/16/2012	00000000000000	0000000	0000000
YAWS ALICE L EST	4/30/1992	<a href="#">D215033084</a>	0000000	0000000
YAWS ALICE L;YAWS RICHARD L	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$300,689	\$55,000	\$355,689	\$340,694
2023	\$279,326	\$55,000	\$334,326	\$309,722
2022	\$208,384	\$55,000	\$263,384	\$263,384
2021	\$167,300	\$55,000	\$222,300	\$222,300
2020	\$167,300	\$55,000	\$222,300	\$222,300

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.