

Tarrant Appraisal District

Property Information | PDF

Account Number: 01798782

Address: 3569 W 4TH ST City: FORT WORTH

Georeference: 26480-6-7-30

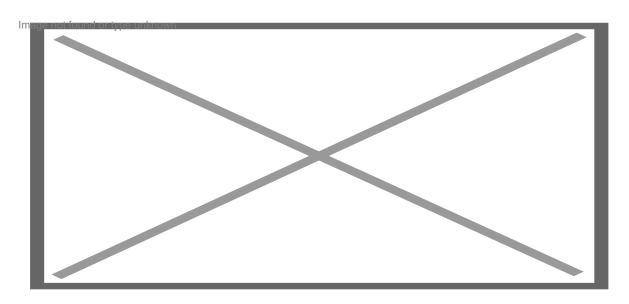
Subdivision: MONTICELLO ADDITION-FORT WORTH

Neighborhood Code: 4C120B

Latitude: 32.7538804949 Longitude: -97.3699816846

TAD Map: 2036-392 MAPSCO: TAR-061Z





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

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-FORT WORTH Block 6 Lot 7 W46.5' LOT 7 E16.4' LT 8

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 01798782

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223)

Sité Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 3,372

State Code: A Percent Complete: 100%

Year Built: 2016 **Land Sqft***: 7,750 Personal Property Account: N/A Land Acres*: 0.1779

Agent: None Pool: N

Protest Deadline Date: 5/15/2025

03-14-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

MICHAEL JOHN BEATTIE AND LORALEE M BEATTIE LIVING Deed State: 3/15/2016

MICHAEL JOHN BEATTIE AND LORALEE M BEATTIE LIVING TRUST Deed Volume:

Primary Owner Address: Deed Page:

3569 W 4TH ST

FORT WORTH, TX 76107 Instrument: <u>D216074997</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------|-------------|-----------|
| KRJ HOLDINGS LP | 3/14/2016 | D216055109 | | |
| HAHNFELD GIORDANO COCANOWER LLC | 5/1/2015 | D215094749 | | |
| FROST EDMUND B;FROST HAROLD FROST | 3/26/2008 | D208118397 | 0000000 | 0000000 |
| DORIS BOWEN FROST TEXAS LLC | 6/12/2003 | 00168350000251 | 0016835 | 0000251 |
| FROST DORIS BOWEN | 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 | \$943,581 | \$348,750 | \$1,292,331 | \$866,489 |
| 2023 | \$945,982 | \$348,750 | \$1,294,732 | \$787,717 |
| 2022 | \$1,080,123 | \$271,250 | \$1,351,373 | \$716,106 |
| 2021 | \$524,845 | \$271,250 | \$796,095 | \$651,005 |
| 2020 | \$320,573 | \$271,250 | \$591,823 | \$591,823 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

03-14-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

03-14-2025 Page 3