



**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)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**Site Number:** 01798782  
**Site Name:** MONTICELLO ADDITION-FORT WORTH-6-7-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,372  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,750  
**Land Acres<sup>\*</sup>:** 0.1779  
**Pool:** N

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

MICHAEL JOHN BEATTIE AND LORALEE M BEATTIE LIVING TRUST  
MICHAEL JOHN BEATTIE AND LORALEE M BEATTIE LIVING TRUST  
Deed Date: 3/15/2016  
Deed Volume:

**Primary Owner Address:**

3569 W 4TH ST  
FORT WORTH, TX 76107

Deed Page:

Instrument: [D216074997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRJ HOLDINGS LP	3/14/2016	<a href="#">D216055109</a>		
HAHNFELD GIORDANO COCANOWER LLC	5/1/2015	<a href="#">D215094749</a>		
FROST EDMUND B;FROST HAROLD FROST	3/26/2008	<a href="#">D208118397</a>	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 <sup>+</sup>
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.

+ 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.