



**Address:** [4612 L AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39370-1-16  
**Subdivision:** SOUTH EASTLAWN ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7254731981  
**Longitude:** -97.2552073139  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079N



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

## PROPERTY DATA

**Legal Description:** SOUTH EASTLAWN ADDITION  
Block 1 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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02803372

**Site Name:** SOUTH EASTLAWN ADDITION-1-16

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 8,321

**Land Acres<sup>\*</sup>:** 0.1910

**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:**

RUVALCAVA EFRAIN R

**Primary Owner Address:**

4616 AVENUE L  
FORT WORTH, TX 76150

**Deed Date:** 7/9/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218149478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNOZ LUIS	1/4/2017	<a href="#">D217004076</a>		
MUNOZ JUAN	5/27/2005	<a href="#">D205154999</a>	0000000	0000000
NEIGHBORHOOD HOUSING SERV FTW	8/9/2001	00152470000508	0015247	0000508
FORT WORTH CITY OF	8/7/1990	00101000001999	0010100	0001999
BODIFORD CLAYTON;BODIFORD JERRY	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	\$0	\$24,964	\$24,964	\$24,964
2023	\$0	\$24,964	\$24,964	\$24,964
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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

There are no exemptions for this property



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.