



Address: [4754 EVANS AVE](#)
City: FORT WORTH
Georeference: 39645-22-5
Subdivision: SOUTHLAND TERRACE ADDITION
Neighborhood Code: 1H080L

Latitude: 32.6779334256
Longitude: -97.3192472943
TAD Map: 2054-364
MAPSCO: TAR-091K



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

PROPERTY DATA

Legal Description: SOUTHLAND TERRACE
ADDITION Block 22 Lot 5

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: 1954

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02863758

Site Name: SOUTHLAND TERRACE ADDITION-22-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,123

Percent Complete: 100%

Land Sqft^{*}: 8,640

Land Acres^{*}: 0.1983

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

MELENDEZ NASH R
MELENDEZ DORA

Deed Date: 7/1/2021

Deed Volume:

Deed Page:

Instrument: [D221190460](#)

Primary Owner Address:

4754 EVANS AVE
FORT WORTH, TX 76115-3660

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|----------------|-------------|-----------|
| MELENDEZ NASH R | 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 | \$162,858 | \$25,920 | \$188,778 | \$133,947 |
| 2023 | \$159,594 | \$25,920 | \$185,514 | \$121,770 |
| 2022 | \$115,237 | \$13,000 | \$128,237 | \$110,700 |
| 2021 | \$89,653 | \$13,000 | \$102,653 | \$100,636 |
| 2020 | \$82,636 | \$13,000 | \$95,636 | \$91,487 |

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.