



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

Primary Owner Address:

4754 EVANS AVE
FORT WORTH, TX 76115-3660

Deed Date: 7/1/2021

Deed Volume:

Deed Page:

Instrument: [D221190460](#)

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.