



Address: [4517 DIAZ AVE](#)
City: FORT WORTH
Georeference: 40880-1-6
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7269021689
Longitude: -97.3868429567
TAD Map: 2030-384
MAPSCO: TAR-075Q



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

PROPERTY DATA

Legal Description: SUNSET HEIGHTS ADDITION
Block 1 Lot 6

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: JAMES A RYFFEL (00246)

Site Number: 03044688

Site Name: SUNSET HEIGHTS ADDITION-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,128

Percent Complete: 100%

Land Sqft^{*}: 6,650

Land Acres^{*}: 0.1526

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:

TRAIL LAKE INV LLC

Primary Owner Address:

3113 S UNIVERSITY DR STE 600
FORT WORTH, TX 76109

Deed Date: 11/30/2015

Deed Volume:

Deed Page:

Instrument: [D215269926](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAIL LAKE INV LLC	11/30/2015	D215269924		
BINION ELISABETH;BINION WARREN	8/19/1993	00112090002359	0011209	0002359
GRAY ELMER;GRAY LUCILLE HAYS	8/25/1992	00108090000471	0010809	0000471
HAYS AL B	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	\$91,388	\$30,000	\$121,388	\$121,388
2023	\$87,000	\$30,000	\$117,000	\$117,000
2022	\$87,000	\$30,000	\$117,000	\$117,000
2021	\$60,000	\$30,000	\$90,000	\$90,000
2020	\$60,000	\$30,000	\$90,000	\$90,000

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.