



Address: [4308 LANARK AVE](#)
City: FORT WORTH
Georeference: 46035-67-7
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003C

Latitude: 32.6821110405
Longitude: -97.3857165609
TAD Map: 2030-368
MAPSCO: TAR-089L



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

PROPERTY DATA

Legal Description: WESTCLIFF ADDITION Block 67
Lot 7

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: 1961

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03413853

Site Name: WESTCLIFF ADDITION-67-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,402

Percent Complete: 100%

Land Sqft^{*}: 5,650

Land Acres^{*}: 0.1297

Pool: Y

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

DIVINCENZO IRENE CANALES
DIVINCENZO NICHOLAS JAMES

Deed Date: 6/17/2020

Deed Volume:

Deed Page:

Instrument: [D220152257](#)

Primary Owner Address:

4308 LANARK AVE
FORT WORTH, TX 76109

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARMISTEAD SYDNEY G;ARMISTEAD WALKER K	5/8/2015	D215096595		
BOSE ROBERTA	7/30/2013	00000000000000	0000000	0000000
BOSE ROBERTA	12/31/1900	00047230000562	0004723	0000562

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	\$362,000	\$113,000	\$475,000	\$438,914
2023	\$337,000	\$113,000	\$450,000	\$399,013
2022	\$249,739	\$113,000	\$362,739	\$362,739
2021	\$345,000	\$100,000	\$445,000	\$445,000
2020	\$291,956	\$100,000	\$391,956	\$391,956

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.