



Address: [4354 LANARK AVE](#)
City: FORT WORTH
Georeference: 46035-68-5
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003C

Latitude: 32.6825578374
Longitude: -97.3892162234
TAD Map: 2030-368
MAPSCO: TAR-089K



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

PROPERTY DATA

Legal Description: WESTCLIFF ADDITION Block 68
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: 1960
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 03413985
Site Name: WESTCLIFF ADDITION-68-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,870
Percent Complete: 100%
Land Sqft^{*}: 14,317
Land Acres^{*}: 0.3286
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:

POLLY BRYAN L
POLLY MORGAN

Primary Owner Address:

4354 LANARK AVE
FORT WORTH, TX 76109-5323

Deed Date: 4/30/2007**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** [D207150228](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON JOHN P;WATSON JUDITH	6/25/1987	00089910002301	0008991	0002301
CRAM DONALD H SR	12/31/1900	0000000000000000	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	\$151,830	\$243,170	\$395,000	\$395,000
2023	\$213,101	\$221,585	\$434,686	\$396,000
2022	\$138,373	\$221,627	\$360,000	\$360,000
2021	\$236,265	\$100,000	\$336,265	\$336,265
2020	\$208,806	\$100,000	\$308,806	\$308,806

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.