



Address: [3008 VANHORN AVE](#)
City: FORT WORTH
Georeference: 6640--39
Subdivision: CARVER PLACE
Neighborhood Code: 3H050N

Latitude: 32.75638728
Longitude: -97.3030093408
TAD Map: 2060-396
MAPSCO: TAR-063Z



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

PROPERTY DATA

Legal Description: CARVER PLACE Lot 39

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: 1949

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 00446661

Site Name: CARVER PLACE-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,108

Percent Complete: 100%

Land Sqft^{*}: 5,022

Land Acres^{*}: 0.1152

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:

HPA II TEXAS SUB 2020-1 LLC

Primary Owner Address:

120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

Deed Date: 6/4/2020

Deed Volume:

Deed Page:

Instrument: [D220157763](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| HPA US1 LLC | 12/3/2019 | D219282610 | | |
| ESTRADA RANULFO | 4/17/2012 | D212095136 | 0000000 | 0000000 |
| POOL FAMILY LIVING TRUST | 1/3/2012 | D212032336 | 0000000 | 0000000 |
| TELFORD CYNTHIA;TELFORD JERRY | 2/20/2006 | D206224855 | 0000000 | 0000000 |
| POOL LARRY | 12/21/2005 | D205389450 | 0000000 | 0000000 |
| GRAY DARTHA | 12/16/2003 | 00000000000000 | 0000000 | 0000000 |
| GRAY TOMMY L EST | 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 | \$172,890 | \$25,110 | \$198,000 | \$198,000 |
| 2023 | \$169,211 | \$25,110 | \$194,321 | \$194,321 |
| 2022 | \$140,390 | \$17,577 | \$157,967 | \$157,967 |
| 2021 | \$104,052 | \$14,000 | \$118,052 | \$118,052 |
| 2020 | \$101,347 | \$14,000 | \$115,347 | \$115,347 |

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.