



**Address:** [3104 RUNNELS ST](#)  
**City:** FORT WORTH  
**Georeference:** 26530-26-10  
**Subdivision:** MOODY, J M SUBDIVISION  
**Neighborhood Code:** 2M200B

**Latitude:** 32.8000006682  
**Longitude:** -97.3276651592  
**TAD Map:** 2048-412  
**MAPSCO:** TAR-063A



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

**PROPERTY DATA**

**Legal Description:** MOODY, J M SUBDIVISION  
Block 26 Lot 10

**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:** 1945  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 01808672  
**Site Name:** MOODY, J M SUBDIVISION-26-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 640  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 1,948  
**Land Acres<sup>\*</sup>:** 0.0447  
**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:**

CHAVARRIA LUIS

**Primary Owner Address:**

3104 RUNNELS ST  
FORT WORTH, TX 76106-6444

**Deed Date:** 10/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225031509](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVARRIA GUADALUPE;CHAVARRIA LUIS	7/1/1983	00076610002126	0007661	0002126

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$104,628	\$13,636	\$118,264	\$92,197
2023	\$112,298	\$9,740	\$122,038	\$83,815
2022	\$83,342	\$13,000	\$96,342	\$76,195
2021	\$68,586	\$13,000	\$81,586	\$69,268
2020	\$63,219	\$13,000	\$76,219	\$62,971

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.