



**Address:** [3300 WESLEY ST](#)  
**City:** FORT WORTH  
**Georeference:** 30210-14-10R  
**Subdivision:** NORTH RIVERSIDE ESTATES  
**Neighborhood Code:** 3H050C

**Latitude:** 32.8040353004  
**Longitude:** -97.2934573378  
**TAD Map:** 2060-412  
**MAPSCO:** TAR-064A



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

## PROPERTY DATA

**Legal Description:** NORTH RIVERSIDE ESTATES  
Block 14 Lot 10R

**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:** 1958

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01967452

**Site Name:** NORTH RIVERSIDE ESTATES-14-10R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,588

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,700

**Land Acres<sup>\*</sup>:** 0.1308

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**

PEREZ LETICIA M

**Primary Owner Address:**

3300 WESLEY ST  
FORT WORTH, TX 76111-6344

**Deed Date:** 3/29/2001

**Deed Volume:** 0014802

**Deed Page:** 0000325

**Instrument:** 00148020000325

| Previous Owners               | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| COMBEST ROBERT J SR           | 12/15/1994 | 00118490000407 | 0011849     | 0000407   |
| COMBEST ROBERT J SR           | 1/18/1993  | 00109270001583 | 0010927     | 0001583   |
| COMBEST RITA;COMBEST ROBERT J | 12/31/1900 | 00032820000492 | 0003282     | 0000492   |

## 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 | \$226,548          | \$28,500    | \$255,048    | \$178,262                    |
| 2023 | \$211,405          | \$28,500    | \$239,905    | \$162,056                    |
| 2022 | \$156,832          | \$19,950    | \$176,782    | \$147,324                    |
| 2021 | \$141,385          | \$14,000    | \$155,385    | \$133,931                    |
| 2020 | \$130,319          | \$14,000    | \$144,319    | \$121,755                    |

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.