

# Tarrant Appraisal District Property Information | PDF Account Number: 02106159

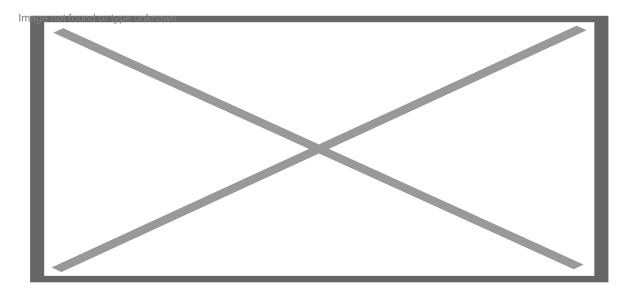
Address: <u>3859 CANDLELITE LN</u> City: FORT WORTH Georeference: 31300-22-7

Neighborhood Code: 4T021A

Subdivision: OVERTON WEST ADDITION

Latitude: 32.6927773916 Longitude: -97.397051999 TAD Map: 2030-372 MAPSCO: TAR-089E





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

### **PROPERTY DATA**

#### Legal Description: OVERTON WEST ADDITION Block 22 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: 1972

Personal Property Account: N/A Agent: THE GALLAGHER FIRM PLLC (11961) Protest Deadline Date: 5/15/2025 Site Number: 02106159 Site Name: OVERTON WEST ADDITION-22-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,887 Percent Complete: 100% Land Sqft<sup>\*</sup>: 19,188 Land Acres<sup>\*</sup>: 0.4404 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: FOWLER JASON RICE FOWLER SARAH Primary Owner Address: 3859 CANDLELITE LN

FORT WORTH, TX 76109

Deed Date: 10/21/2014 Deed Volume: Deed Page: Instrument: D214232866

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLEMESRUD BRAD;KLEMESRUD SHANNON	5/15/2007	D207176573	000000	0000000
SWENSON RUBY P	10/26/2005	D205329980	000000	0000000
LEU CHRISTOPHER T;LEU MELISSA J	5/1/1997	00127650000104	0012765	0000104
WOOD PAMELA	5/13/1988	00092750002303	0009275	0002303
WOOD PAMELA J;WOOD ROBERT C	1/24/1983	00074320001679	0007432	0001679
BROWN PHYLLIS	12/31/1900	00064430000087	0006443	0000087

## 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	\$570,000	\$180,000	\$750,000	\$750,000
2023	\$580,000	\$180,000	\$760,000	\$732,050
2022	\$543,200	\$180,000	\$723,200	\$665,500
2021	\$543,200	\$180,000	\$723,200	\$605,000
2020	\$370,000	\$180,000	\$550,000	\$550,000

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**



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#### • 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.