Tarrant Appraisal District

Tarrant Appraisal District Property Information | PDF Account Number: 02472554

LOCATION

Address: <u>3037 FAIRVIEW ST</u>

City: FORT WORTH Georeference: 34590-4-11 Subdivision: RIVERSIDE ESTATES Neighborhood Code: 3H050D

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

PROPERTY DATA

Legal Description: RIVERSIDE ESTATES Block 4 Lot 11 Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

Site Number: 02472554 Site Name: RIVERSIDE ESTATES-4-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 837 Percent Complete: 100% Land Sqft^{*}: 11,220 Land Acres^{*}: 0.2575 Pool: N

+++ Rounded.

Agent: None

State Code: A

Year Built: 1947

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

OWNER INFORMATION

FORT WORTH ISD (905)

Personal Property Account: N/A

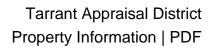
Protest Deadline Date: 5/15/2025

Current Owner: GUZMAN LEONOR

Primary Owner Address: 3037 FAIRVIEW ST FORT WORTH, TX 76111 Deed Date: 9/15/2016 Deed Volume: Deed Page: Instrument: D216220753

Latitude: 32.7994509718 Longitude: -97.2976115233 TAD Map: 2060-412 MAPSCO: TAR-063D







Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY RIVER INVESTMENTS LLC	6/7/2016	<u>D216130136</u>		
ORTIZ DORA ELIA;ORTIZ JORGE	9/28/2006	D206309453	0000000	0000000
ALONSO ELSA ANDAZOLA;ALONSO NORIS	9/10/1997	00129160000414	0012916	0000414
MCSPEDDEN CLIFTON;MCSPEDDEN GEORGIA	7/10/1997	00128310000037	0012831	0000037
MCSPEDDEN CLIFTON A	12/31/1900	000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$123,240	\$51,830	\$175,070	\$112,445
2023	\$119,077	\$51,830	\$170,907	\$102,223
2022	\$110,591	\$36,241	\$146,832	\$92,930
2021	\$91,269	\$14,000	\$105,269	\$84,482
2020	\$83,011	\$14,000	\$97,011	\$76,802

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.