



## LOCATION

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**Address:** [3037 FAIRVIEW ST](#)  
**City:** FORT WORTH  
**Georeference:** 34590-4-11  
**Subdivision:** RIVERSIDE ESTATES  
**Neighborhood Code:** 3H050D

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



Google Map or type unknown

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

## PROPERTY DATA

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**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)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

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

+++ Rounded.

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

## OWNER INFORMATION

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**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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY RIVER INVESTMENTS LLC	6/7/2016	<a href="#">D216130136</a>		
ORTIZ DORA ELIA;ORTIZ JORGE	9/28/2006	<a href="#">D206309453</a>	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	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	\$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.