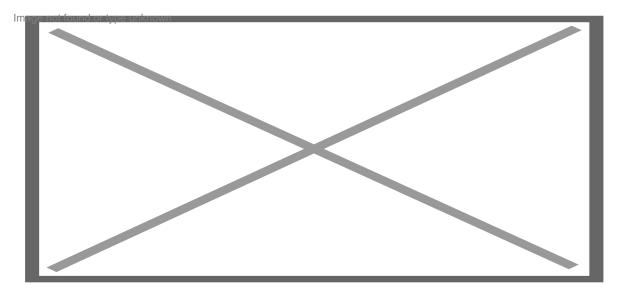


Tarrant Appraisal District Property Information | PDF Account Number: 02606283

Address: <u>3401 STANLEY AVE</u>

City: FORT WORTH Georeference: 36910-51-20 Subdivision: RYAN SOUTH, JOHN C ADDITION Neighborhood Code: 4T930D Latitude: 32.7003754121 Longitude: -97.3457285314 TAD Map: 2042-376 MAPSCO: TAR-090C





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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C ADDITION Block 51 Lot 20

Jurisdictions:

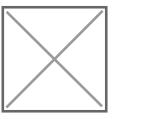
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1924 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02606283 Site Name: RYAN SOUTH, JOHN C ADDITION-51-20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,401 Percent Complete: 100% Land Sqft^{*}: 6,250 Land Acres^{*}: 0.1434 Pool: N

+++ Rounded.

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



Tarrant Appraisal District Property Information | PDF

OWNER INFORMATION

Current Owner:

SANDOVAL SANDRA

Primary Owner Address: 3401 STANLEY AVE FORT WORTH, TX 76110-3747 Deed Date: 2/14/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212037253

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDOVAL JAVIER;SANDOVAL SANDRA	12/1/1999	00141260000289	0014126	0000289
RUIZ LOUIS	11/9/1999	00141260000287	0014126	0000287
BRAZIER WENDI	4/16/1999	00141260000306	0014126	0000306
BRAZIER DAVID EDWIN EST	10/30/1987	00091420000882	0009142	0000882
BRAZIER;BRAZIER WILLIAM E	1/26/1984	00077280001954	0007728	0001954
HORTON DAVID	12/31/1900	00064590000125	0006459	0000125

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	\$171,924	\$37,500	\$209,424	\$76,173
2023	\$175,548	\$37,500	\$213,048	\$69,248
2022	\$151,810	\$25,000	\$176,810	\$62,953
2021	\$129,874	\$25,000	\$154,874	\$57,230
2020	\$52,843	\$25,000	\$77,843	\$52,027

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



Tarrant Appraisal District Property Information | PDF

• 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.