Account Number: 40000818

Address: 3520 CINDY CT City: FORT WORTH Georeference: 7337D-A-12

Subdivision: CINDY COURT ESTATES ADDITION

Neighborhood Code: 3H050E

Latitude: 32.8075821451 Longitude: -97.292035424 TAD Map: 2060-412 MAPSCO: TAR-050W





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

PROPERTY DATA

Legal Description: CINDY COURT ESTATES

ADDITION Block A Lot 12

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: 2003

Personal Property Account: N/A

Agent: None +++ Rounded.

Site Number: 40000818

Site Name: CINDY COURT ESTATES ADDITION-A-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,884
Percent Complete: 100%

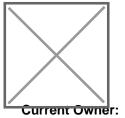
Land Sqft*: 6,525 **Land Acres***: 0.1497

Pool: N

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

OWNER INFORMATION

03-13-2025 Page 1



ZURITA JESUS B

Primary Owner Address:

3520 CINDY CT

FORT WORTH, TX 76111-6353

Deed Date: 10/7/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D203387989

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUST JAMES L	5/14/2003	00167650000040	0016765	0000040
RUST JAMES A EST	1/1/2002	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$263,291	\$32,625	\$295,916	\$247,585
2023	\$264,554	\$32,625	\$297,179	\$225,077
2022	\$212,196	\$22,838	\$235,034	\$204,615
2021	\$213,203	\$28,000	\$241,203	\$186,014
2020	\$153,834	\$28,000	\$181,834	\$169,104

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.