

LOCATION

Tarrant Appraisal District

Property Information | PDF

Account Number: 40000869

Address: 3540 CINDY CT
City: FORT WORTH
Georeference: 7337D-A-17

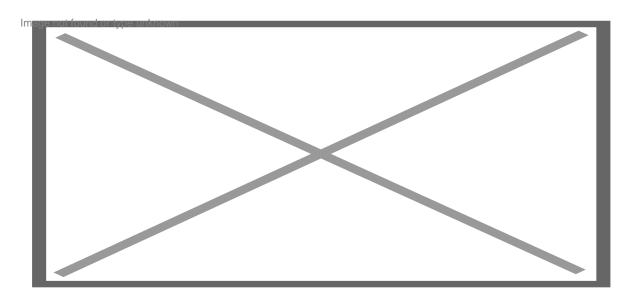
Subdivision: CINDY COURT ESTATES ADDITION

Neighborhood Code: 3H050E

Latitude: 32.8079562523 Longitude: -97.2929028207 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 17** 

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:** CHANDLER CROUCH (11730)

+++ Rounded.

Site Number: 40000869

Site Name: CINDY COURT ESTATES ADDITION-A-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,555
Percent Complete: 100%

Land Sqft\*: 8,831 Land Acres\*: 0.2027

Pool: N

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

## OWNER INFORMATION

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NGUYEN QUOC VAN
Primary Owner Address:

3540 CINDY CT

FORT WORTH, TX 76111-6353

Deed Date: 5/25/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212158942

| Previous Owners                 | Date       | Instrument     | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| CWABS INC SERIES 2007-1         | 10/3/2011  | D211243994     | 0000000     | 0000000   |
| BOUTDY CARY;BOUTDY SOMSY        | 12/20/2006 | D206411930     | 0000000     | 0000000   |
| SALAZAR RODOLF;SALAZAR VICTORIA | 8/15/2003  | D203314328     | 0017107     | 0000068   |
| RUST JAMES L                    | 8/14/2002  | 00159700000053 | 0015970     | 0000053   |
| 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. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$183,865          | \$44,155    | \$228,020    | \$193,151        |
| 2023 | \$212,411          | \$44,155    | \$256,566    | \$175,592        |
| 2022 | \$170,995          | \$30,908    | \$201,903    | \$159,629        |
| 2021 | \$117,117          | \$28,000    | \$145,117    | \$145,117        |
| 2020 | \$117,117          | \$28,000    | \$145,117    | \$145,117        |

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.

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