

Tarrant Appraisal District Property Information | PDF Account Number: 40524647

Address: 3525 DELANEY DR

City: FORT WORTH Georeference: 8652-22A-12 Subdivision: CRAWFORD FARMS ADDITION Neighborhood Code: 3K300U Latitude: 32.9232076176 Longitude: -97.3051149276 TAD Map: 2054-456 MAPSCO: TAR-021R





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

PROPERTY DATA

Legal Description: CRAWFORD FARMS ADDITION Block 22A Lot 12

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907)

State Code: A

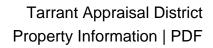
Year Built: 2006

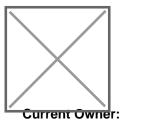
Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 Site Number: 40524647 Site Name: CRAWFORD FARMS ADDITION-22A-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,275 Percent Complete: 100% Land Sqft^{*}: 7,625 Land Acres^{*}: 0.1750 Pool: N

+++ Rounded.

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

OWNER INFORMATION





HPA II TEXAS SUB 2020-1 LLC

Primary Owner Address:

120 S RIVERSIDE PLAZA SUITE 2000 CHICAGO, IL 60606 Deed Date: 6/4/2020 Deed Volume: Deed Page: Instrument: D220157763

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA US1 LLC	11/20/2019	D219268590		
EVERETT MICHAEL;EVERETT SUSAN	12/28/2006	D207002276	000000	0000000
LEGACY/MONTEREY HOMES LP	12/6/2004	D204379828	000000	0000000
CRAWFORD FARMS	1/1/2004	000000000000000000000000000000000000000	000000	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	\$388,000	\$85,000	\$473,000	\$473,000
2023	\$384,753	\$85,000	\$469,753	\$469,753
2022	\$321,063	\$70,000	\$391,063	\$391,063
2021	\$260,000	\$70,000	\$330,000	\$330,000
2020	\$260,000	\$70,000	\$330,000	\$330,000

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

There are no exemptions for this property

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.