



**Address:** [2536 SANDAGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14820-11-12R  
**Subdivision:** FRISCO RAILROAD ADDITION  
**Neighborhood Code:** 4T0021

**Latitude:** 32.7146083319  
**Longitude:** -97.3554427707  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076T



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

## PROPERTY DATA

**Legal Description:** FRISCO RAILROAD ADDITION  
Block 11 Lot 12R

**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:** 2013

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 41378954

**Site Name:** FRISCO RAILROAD ADDITION-11-12R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,867

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,454

**Land Acres<sup>\*</sup>:** 0.2399

**Pool:** Y

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

NIELSEN MARK F  
NIELSEN ANNETTE S

**Deed Date:** 3/28/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213081350](#)

**Primary Owner Address:**

2536 SANDAGE AVE  
FORT WORTH, TX 76109

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER JANE S;MILLER JERRELL W	4/1/2008	<a href="#">D208142528</a>	0000000	0000000
VH PARK HILL PARTNERS LP	1/1/2008	000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$796,952	\$304,540	\$1,101,492	\$1,101,492
2023	\$750,008	\$290,362	\$1,040,370	\$1,037,887
2022	\$668,534	\$275,000	\$943,534	\$943,534
2021	\$621,709	\$275,000	\$896,709	\$896,709
2020	\$631,326	\$275,000	\$906,326	\$906,326

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.