



Address: [3228 SAPPINGTON PL](#)
City: FORT WORTH
Georeference: 2970-14-6H
Subdivision: BOAZ, Z COUNTRY PLACE ADDITION
Neighborhood Code: 4R002A

Latitude: 32.7260459771
Longitude: -97.4336650274
TAD Map: 2018-384
MAPSCO: TAR-074N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOAZ, Z COUNTRY PLACE
ADDITION Block 14 Lot 6H

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)

Site Number: 00247596

Site Name: BOAZ, Z COUNTRY PLACE ADDITION-14-6H

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,711

Percent Complete: 100%

Land Sqft^{*}: 13,050

Land Acres^{*}: 0.2995

Pool: N

State Code: A

Year Built: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$233,798

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EMERALD HOME EQUITIES LLC

Primary Owner Address:

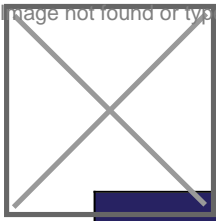
5235 MISSION OAKS BLVD STE 713
CAMARILLO, CA 93012

Deed Date: 6/12/2024

Deed Volume:

Deed Page:

Instrument: [D224105468](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| LLC REI NATION | 8/28/2023 | D223154975 | | |
| FLEMING CYNTHIA M;FLEMING LEO J | 9/29/1989 | 00097210000277 | 0009721 | 0000277 |
| MCALINDON T R | 12/31/1900 | 0000000000000000 | 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 | \$129,398 | \$104,400 | \$233,798 | \$233,798 |
| 2024 | \$129,398 | \$104,400 | \$233,798 | \$233,798 |
| 2023 | \$148,322 | \$104,400 | \$252,722 | \$252,722 |
| 2022 | \$118,119 | \$104,400 | \$222,519 | \$222,519 |
| 2021 | \$97,728 | \$104,400 | \$202,128 | \$202,128 |
| 2020 | \$68,573 | \$104,400 | \$172,973 | \$172,973 |

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.