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Address: [3262 FRANCIS DR](#)
City: FORT WORTH
Georeference: 3640-7-9
Subdivision: BROADMOOR ADDITION-FORT WORTH
Neighborhood Code: 4W001C

Latitude: 32.7261638827
Longitude: -97.4574974472
TAD Map: 2012-384
MAPSCO: TAR-073Q



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

PROPERTY DATA

Legal Description: BROADMOOR ADDITION-FORT WORTH Block 7 Lot 9

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: 1977
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$260,187
Protest Deadline Date: 5/24/2024

Site Number: 00290734
Site Name: BROADMOOR ADDITION-FORT WORTH-7-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,045
Percent Complete: 100%
Land Sqft^{*}: 9,600
Land Acres^{*}: 0.2203
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SMITH MADELINE SUZETTE
Primary Owner Address:
3262 FRANCIS DR
FORT WORTH, TX 76116-5012

Deed Date: 9/18/1998
Deed Volume: 0013434
Deed Page: 0000352
Instrument: 00134340000352

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TODD MADELINE SUZETT	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	\$241,437	\$18,750	\$260,187	\$161,051
2024	\$241,437	\$18,750	\$260,187	\$146,410
2023	\$243,554	\$18,750	\$262,304	\$133,100
2022	\$202,636	\$18,750	\$221,386	\$121,000
2021	\$91,250	\$18,750	\$110,000	\$110,000
2020	\$91,250	\$18,750	\$110,000	\$110,000

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

- 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.