



**Address:** [3412 SUNSET OAKS ST](#)  
**City:** DALWORTHINGTON GARDENS  
**Georeference:** 3880-3R-1  
**Subdivision:** BROOKSIDE PARK ADDITION  
**Neighborhood Code:** 1L080I

**Latitude:** 32.6928766456  
**Longitude:** -97.1610876164  
**TAD Map:** 2102-372  
**MAPSCO:** TAR-095G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOKSIDE PARK ADDITION  
Block 3R Lot 1

**Jurisdictions:**  
DALWORTHINGTON GARDENS (007)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$407,213

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00319031

**Site Name:** BROOKSIDE PARK ADDITION-3R-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,888

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,045

**Land Acres<sup>\*</sup>:** 0.2076

**Pool:** N

<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:**  
SANCHEZ MANUEL J  
**Primary Owner Address:**  
3412 SUNSET OAKS ST  
ARLINGTON, TX 76016

**Deed Date:** 9/22/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216225921](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KCS PROPERTIES INC	12/21/2015	<a href="#">D215287937</a>		
U S A HOUSING & URBAN DEVELOPMENT	4/10/2015	<a href="#">D215104649</a>		
PNC BANK NATIONAL ASSOCIATION	4/3/2012	<a href="#">D212094409</a>	0000000	0000000
OLSON DELANNA;OLSON WENDELL D	12/5/2007	<a href="#">D208079101</a>	0000000	0000000
OLSON DELANNA;OLSON WENDELL D	2/28/2001	00147560000528	0014756	0000528
COLE LETICIA;COLE SERGIO L	5/1/1997	00127590000224	0012759	0000224
BATSON BILLY;BATSON KARON	3/15/1991	00102010001485	0010201	0001485
EKES JOHN JR	12/31/1900	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 <sup>+</sup>
2025	\$371,921	\$35,292	\$407,213	\$296,259
2024	\$371,921	\$35,292	\$407,213	\$269,326
2023	\$209,550	\$35,292	\$244,842	\$244,842
2022	\$200,149	\$31,140	\$231,289	\$231,289
2021	\$195,076	\$31,140	\$226,216	\$226,216
2020	\$188,750	\$31,140	\$219,890	\$219,890

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.