



Address: [3017 THANNISCH AVE](#)
City: FORT WORTH
Georeference: 4310-9-10
Subdivision: BURCH-HILL ADDITION
Neighborhood Code: 1H040N

Latitude: 32.7154776759
Longitude: -97.2811386023
TAD Map: 2066-380
MAPSCO: TAR-078T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BURCH-HILL ADDITION Block 9
Lot 10

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: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$269,636

Protest Deadline Date: 5/24/2024

Site Number: 00375667

Site Name: BURCHILL ADDITION-9-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,512

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

VILLARREAL RAQUEL

Primary Owner Address:

3017 THANNISCH AVE
FORT WORTH, TX 76105

Deed Date: 6/11/2017

Deed Volume:

Deed Page:

Instrument: [D217181149](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| PEREZ ELITE HOLDINGS LLC | 4/18/2017 | D217087620 | | |
| NUNLEY LANESSA JANETTE;SHED MARCUS TERRILL | 11/21/2014 | D214255802 | | |
| SMITH EUGENE JR | 1/1/2002 | 00154110000527 | 0015411 | 0000527 |
| REYNOLDS JAREECE | 9/29/1976 | 00018570001015 | 0001857 | 0001015 |
| BATEMAN ALTA INEZ | 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 | \$248,636 | \$21,000 | \$269,636 | \$237,755 |
| 2024 | \$248,636 | \$21,000 | \$269,636 | \$216,141 |
| 2023 | \$236,954 | \$21,000 | \$257,954 | \$196,492 |
| 2022 | \$197,445 | \$5,000 | \$202,445 | \$178,629 |
| 2021 | \$167,632 | \$5,000 | \$172,632 | \$162,390 |
| 2020 | \$142,627 | \$5,000 | \$147,627 | \$147,627 |

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.