



**Address:** [3226 MERIDA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6050-11-18  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T002V

**Latitude:** 32.7032102985  
**Longitude:** -97.3558345767  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BYERS & MCCART ADDITION  
Block 11 Lot 18

**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:** 1940  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00392200  
**Site Name:** BYERS & MCCART ADDITION-11-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,204  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**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:**  
BRUCE AND KRISTINA SCHULTZ REVOCABLE TRUST  
**Primary Owner Address:**  
432 GRANADA CALLE CT  
GRANBURY, TX 76049

**Deed Date:** 8/22/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222237765 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHULTZ BRUCE A;SCHULTZ KRISTINA S	5/6/2016	<a href="#">D216097555</a>		
BROCK DAVID E	3/12/2015	<a href="#">D215157548</a>		
DALLAS METRO HOLDINGS LLC	3/1/2015	<a href="#">D215155194</a>		
ZAPP TRUST	8/22/2013	<a href="#">D213230260</a>	0000000	0000000
DALLAS METRO HOLDINGS LLC	8/21/2013	<a href="#">D213223792</a>	0000000	0000000
ZALINSKI JAMES R ETAL	11/12/2004	<a href="#">D204362548</a>	0000000	0000000
FOREMAN BETTYE LEONARD	10/16/1985	00083440001924	0008344	0001924
HALL MAUDE PRESSIE LEONARD	8/17/1984	00079250000183	0007925	0000183

## 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	\$154,381	\$187,500	\$341,881	\$341,881
2024	\$154,381	\$187,500	\$341,881	\$341,881
2023	\$172,708	\$168,750	\$341,458	\$341,458
2022	\$225,536	\$110,000	\$335,536	\$335,536
2021	\$166,278	\$110,000	\$276,278	\$276,278
2020	\$193,809	\$110,000	\$303,809	\$303,809

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.