



**Address:** [3201 MERIDA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6050-12-1  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T002V

**Latitude:** 32.7040382394  
**Longitude:** -97.3552465302  
**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 12 Lot 1

**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:** 1941  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$299,262  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00392286  
**Site Name:** BYERS & MCCART ADDITION-12-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 976  
**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:**  
VISTA PACIFIC PROPERTIES LLC  
**Primary Owner Address:**  
6311 ALLSTON ST  
CARLSBAD, CA 92009

**Deed Date:** 2/14/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224026519](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT JORDAN C	8/24/2012	<a href="#">D212210996</a>	0000000	0000000
HICKS CLAY B;HICKS KRISTEN B	4/22/2009	<a href="#">D209108153</a>	0000000	0000000
JOHNSON JUNE TIDWELL	10/25/1988	00094170001773	0009417	0001773
PALMER W H	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	\$111,762	\$187,500	\$299,262	\$299,262
2024	\$111,762	\$187,500	\$299,262	\$299,262
2023	\$122,554	\$168,750	\$291,304	\$291,304
2022	\$156,993	\$110,000	\$266,993	\$266,993
2021	\$73,424	\$110,000	\$183,424	\$183,424
2020	\$73,424	\$110,000	\$183,424	\$183,424

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.