



Address: [3225 MERIDA AVE](#)
City: FORT WORTH
Georeference: 6050-12-7
Subdivision: BYERS & MCCART ADDITION
Neighborhood Code: 4T002V

Latitude: 32.7032046319
Longitude: -97.3552494234
TAD Map: 2042-376
MAPSCO: TAR-076X



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

PROPERTY DATA

Legal Description: BYERS & MCCART ADDITION
Block 12 Lot 7

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: 1945

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00392340

Site Name: BYERS & MCCART ADDITION-12-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,723

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

PANDACHI REVOCABLE TRUST

Primary Owner Address:

3225 MERIDA AVE
FORT WORTH, TX 76109

Deed Date: 11/16/2018

Deed Volume:

Deed Page:

Instrument: [D218257539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHANG INVESTMENT GROUP LLC	5/22/2018	D218111884		
GRIFFIN RICHARD R	5/20/2016	D216109376		
BAKER COURTNEY ETAL	11/16/2009	D209311912	0000000	0000000
LANGSTON CHARLES T	9/9/2005	D205272680	0000000	0000000
GIOKAS JAN;GIOKAS PAUL	3/27/2002	00156560000244	0015656	0000244
ROBERTS TRAVIS	4/26/2001	00148680000381	0014868	0000381
BANE STAN S JR	7/5/2000	00144240000430	0014424	0000430
BANE JOANNE COMBS;BANE STAN	9/7/1995	00121040000341	0012104	0000341
PYLE ELLEN WATERS	9/17/1990	00000000000000	0000000	0000000
PYLE ROBERT M	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 ⁺
2025	\$208,654	\$187,500	\$396,154	\$396,154
2024	\$208,654	\$187,500	\$396,154	\$396,154
2023	\$221,196	\$168,750	\$389,946	\$389,946
2022	\$288,958	\$110,000	\$398,958	\$398,958
2021	\$194,450	\$110,000	\$304,450	\$304,450
2020	\$194,450	\$110,000	\$304,450	\$304,450

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

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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.