



Address: [3229 MERIDA AVE](#)
City: FORT WORTH
Georeference: 6050-12-8
Subdivision: BYERS & MCCART ADDITION
Neighborhood Code: 4T002V

Latitude: 32.7030666651
Longitude: -97.3552499753
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 8

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

Notice Sent Date: 4/15/2025

Notice Value: \$266,724

Protest Deadline Date: 5/24/2024

Site Number: 00392359

Site Name: BYERS & MCCART ADDITION-12-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 888

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:

SHUTLTZ PHILLIP M

Primary Owner Address:

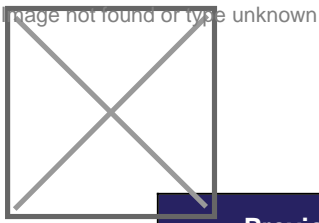
3229 MERIDA AVE
FORT WORTH, TX 76109-2350

Deed Date: 1/9/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207017584](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VARGA JIMMY	9/28/2006	D206310114	0000000	0000000
CAL MAT PROPERTIES INC	9/28/2006	D206310113	0000000	0000000
SHARPE AUBREY D	4/23/2001	00148820000156	0014882	0000156
PETERSEN PATRICIA	4/29/1986	00085280000842	0008528	0000842
BRIGHT MARTHA	4/28/1986	00085280000838	0008528	0000838
CHISOLM LAURA T	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	\$39,500	\$187,500	\$227,000	\$227,000
2024	\$79,224	\$187,500	\$266,724	\$230,263
2023	\$88,642	\$168,750	\$257,392	\$209,330
2022	\$115,792	\$110,000	\$225,792	\$190,300
2021	\$63,000	\$110,000	\$173,000	\$173,000
2020	\$63,000	\$110,000	\$173,000	\$173,000

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.