



**Address:** [3212 SANDAGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6050-12-21  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T002V

**Latitude:** 32.7036213317  
**Longitude:** -97.3547788365  
**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 21

**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:** 1946  
**Personal Property Account:** N/A  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS PC (00344)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00392472  
**Site Name:** BYERS & MCCART ADDITION-12-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,199  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434

<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:**  
NORMA'S PROPERTIES LP  
**Primary Owner Address:**  
6100 SOUTHWEST BLVD STE 400  
BENBROOK, TX 76109-6984

**Deed Date:** 2/14/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211038725](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWARTH LINDA;HOWARTH PETER	11/1/1996	00125700001002	0012570	0001002
MOORE BERTHA ANN	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	\$7,500	\$187,500	\$195,000	\$195,000
2024	\$37,500	\$187,500	\$225,000	\$225,000
2023	\$47,814	\$168,750	\$216,564	\$216,564
2022	\$75,000	\$110,000	\$185,000	\$185,000
2021	\$59,773	\$110,000	\$169,773	\$169,773
2020	\$60,000	\$110,000	\$170,000	\$170,000

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

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.