



**Address:** [3217 SANDAGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6050-13-5  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T002V

**Latitude:** 32.7034718217  
**Longitude:** -97.354189952  
**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 13 Lot 5

**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 INC (00844)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00392553

**Site Name:** BYERS & MCCART ADDITION-13-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 892

**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:**

NORMA'S PROPERTIES LP

**Primary Owner Address:**

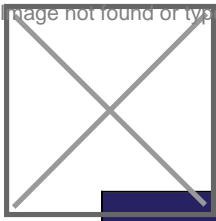
6100 SOUTHWEST BLVD STE 400  
BENBROOK, TX 76109-6984

**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	5/20/1998	00132350000469	0013235	0000469
BROWN JILL;BROWN RAYMOND C	11/6/1989	00097520001788	0009752	0001788
MEALS PEARL	12/31/1900	000000000000000	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	\$12,500	\$187,500	\$200,000	\$200,000
2024	\$30,500	\$187,500	\$218,000	\$218,000
2023	\$28,031	\$168,750	\$196,781	\$196,781
2022	\$48,101	\$110,000	\$158,101	\$158,101
2021	\$40,000	\$110,000	\$150,000	\$150,000
2020	\$40,000	\$110,000	\$150,000	\$150,000

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.