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**Address:** [3204 FOREST PARK BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 6050-14-23  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7038894488  
**Longitude:** -97.3526507211  
**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 14 Lot 23

**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:** B

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,559,262

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

**Site Number:** 00392995

**Site Name:** BYERS & MCCART ADDITION-14-23

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,944

**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:**  
GOLDEN FORT CAPITAL LLC

**Primary Owner Address:**  
14892 OVERLAND PARK LN  
FRISCO, TX 75035

**Deed Date:** 10/1/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218227153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEDGEFIELD LLC	6/18/2018	<a href="#">D218132370</a>		
RIDDLE DEBRA S;RIDDLE SHAUN C	8/10/2007	<a href="#">D207292843</a>	0000000	0000000
RIDDLE DEBRA SUE DAVIS	5/10/2002	00156900000313	0015690	0000313
DAVIS LEO P EST;DAVIS LUCILLE	12/31/1900	00053760000368	0005376	0000368

## 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	\$1,122,000	\$125,000	\$1,247,000	\$1,247,000
2024	\$1,434,262	\$125,000	\$1,559,262	\$1,145,742
2023	\$786,035	\$168,750	\$954,785	\$954,785
2022	\$0	\$110,000	\$110,000	\$110,000
2021	\$0	\$110,000	\$110,000	\$110,000
2020	\$0	\$110,000	\$110,000	\$110,000

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.