

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00393541

Address: 3214 TOWNSEND DR

City: FORT WORTH
Georeference: 6050-17-19

Subdivision: BYERS & MCCART ADDITION

Neighborhood Code: M4T03D

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

## PROPERTY DATA

Legal Description: BYERS & MCCART ADDITION

Block 17 Lot 19 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: 1935

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 00393541

Site Name: BYERS & MCCART ADDITION-17-19

Site Class: B - Residential - Multifamily

Latitude: 32.7034389524

**TAD Map:** 2042-376 **MAPSCO:** TAR-076Y

Longitude: -97.349457963

Parcels: 1

Approximate Size+++: 1,905
Percent Complete: 100%

Land Sqft\*: 6,250 Land Acres\*: 0.1434

Pool: N

+++ Rounded.

### OWNER INFORMATION

Current Owner:
KARELIN EVGENI
MENDELSON LEA D
Primary Owner Address:
13001 CORNELL DR APT 165
DALLAS, TX 75240-5427

Deed Date: 9/7/2021 Deed Volume: Deed Page:

**Instrument:** D221262635

08-25-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VC & VC INVESTMENTS LLC	3/14/2012	D212100854	0000000	0000000
JMT TEXAS PROPERTIES	5/13/2011	D211136216	0000000	0000000
AURORA LOAN SERVICES LLC	4/19/2011	D211092599	0000000	0000000
TOWNSEND PYRAMID LLC	4/15/2004	D204140196	0000000	0000000
BOWDEN ANGELA;BOWDEN DICK GLYNN	2/12/2004	D204050469	0000000	0000000
TOWNSEND PYRAMID LLC	10/17/2000	00145860000318	0014586	0000318
BOWDEN ANGELA;BOWDEN DICK GLYNN	10/19/1993	00113130001259	0011313	0001259
CAIN DIANE;CAIN JAMES	10/18/1993	00113130001247	0011313	0001247
CAIN PROPERTIES	8/14/1984	00079210000125	0007921	0000125
CAIN MICHAEL	7/13/1984	00078880000696	0007888	0000696
SHEUERMAN PROPERTIES	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.

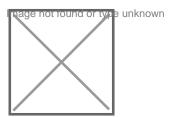
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$151,860	\$37,500	\$189,360	\$189,360
2024	\$186,330	\$37,500	\$223,830	\$223,830
2023	\$181,124	\$37,500	\$218,624	\$218,624
2022	\$159,871	\$20,000	\$179,871	\$179,871
2021	\$55,233	\$20,000	\$75,233	\$75,233
2020	\$76,407	\$11,000	\$87,407	\$87,407

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

08-25-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

08-25-2025 Page 3