



**Address:** [3214 TOWNSEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 6050-17-19  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** M4T03D

**Latitude:** 32.7034389524  
**Longitude:** -97.349457963  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076Y



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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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,905

**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:**

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](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| VC & VC INVESTMENTS LLC         | 3/14/2012  | <a href="#">D212100854</a> | 0000000     | 0000000   |
| JMT TEXAS PROPERTIES            | 5/13/2011  | <a href="#">D211136216</a> | 0000000     | 0000000   |
| AURORA LOAN SERVICES LLC        | 4/19/2011  | <a href="#">D211092599</a> | 0000000     | 0000000   |
| TOWNSEND PYRAMID LLC            | 4/15/2004  | <a href="#">D204140196</a> | 0000000     | 0000000   |
| BOWDEN ANGELA;BOWDEN DICK GLYNN | 2/12/2004  | <a href="#">D204050469</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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## Tarrant Appraisal District Property Information | PDF

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.