



**Address:** [3201 CLEBURNE RD](#)  
**City:** FORT WORTH  
**Georeference:** 6050-17-22  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** Veterinary General

**Latitude:** 32.7039247673  
**Longitude:** -97.3494514492  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076Y



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 17 Lot 22 & 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)

**Site Number:** 80034020  
**Site Name:** SOUTHSIDE VET CLINIC  
**Site Class:** MEDVet - Medical-Veterinary Clinic/Hospital  
**Parcels:** 1

**State Code:** F1  
**Year Built:** 1942  
**Personal Property Account:** [09930086](#)

**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$148,506  
**Protest Deadline Date:** 5/31/2024

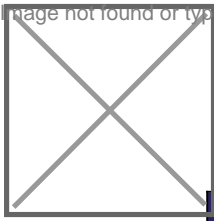
**Primary Building Name:** SOUTHSIDE VETERINARY CLINIC / 00393592  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 2,990  
**Net Leasable Area<sup>+++</sup>:** 2,990  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,500  
**Land Acres<sup>\*</sup>:** 0.2869  
**Pool:** N

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
CHERITHA DOZIER INC  
**Primary Owner Address:**  
3201 CLEBURNE RD  
FORT WORTH, TX 76110

**Deed Date:** 4/10/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215077154](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEHAFFEY JOHN D	12/1/1984	00090090001147	0009009	0001147
MORRIS MICHAEL L	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	\$86,006	\$62,500	\$148,506	\$148,506
2024	\$74,656	\$62,500	\$137,156	\$137,156
2023	\$74,656	\$62,500	\$137,156	\$137,156
2022	\$72,500	\$62,500	\$135,000	\$135,000
2021	\$72,500	\$62,500	\$135,000	\$135,000
2020	\$72,500	\$62,500	\$135,000	\$135,000

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.