



**Address:** [3225 TOWNSEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 6050-18-7  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7031653934  
**Longitude:** -97.348901901  
**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 18 Lot 7

**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:** 1945  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00393649  
**Site Name:** BYERS & MCCART ADDITION-18-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 888  
**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:**  
SOM SIM  
**Primary Owner Address:**  
7025 ROCKDALE RD  
FORT WORTH, TX 76134

**Deed Date:** 7/14/2000  
**Deed Volume:** 0014439  
**Deed Page:** 0000578  
**Instrument:** 00144390000578

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILBURN VICKI	5/3/1984	00078190002065	0007819	0002065
HENDLEY EMORY DOYLE	12/31/1900	00000000000000	0000000	0000000



## VALUES

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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	\$70,085	\$37,500	\$107,585	\$107,585
2024	\$70,085	\$37,500	\$107,585	\$107,585
2023	\$72,618	\$37,500	\$110,118	\$110,118
2022	\$64,131	\$25,000	\$89,131	\$89,131
2021	\$59,683	\$25,000	\$84,683	\$73,698
2020	\$69,804	\$25,000	\$94,804	\$66,998

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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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.