



Address: [3312 STANLEY AVE](#)
City: FORT WORTH
Georeference: 6050-21-9
Subdivision: BYERS & MCCART ADDITION
Neighborhood Code: 4T930D

Latitude: 32.701761217
Longitude: -97.3462907303
TAD Map: 2042-376
MAPSCO: TAR-090C



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 21 Lot 9

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: 1952

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00394459

Site Name: BYERS & MCCART ADDITION-21-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 955

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

CITIVIEW FYG PROPERTIES LLC

Primary Owner Address:

10216 E RANCHO DIEGO LN
CROWLEY, TX 76036

Deed Date: 12/10/2019

Deed Volume:

Deed Page:

Instrument: [D219285196](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEHRMAN ERIC	6/21/2013	D213161033	0000000	0000000
STANLEY LLC	10/24/2005	D205324499	0000000	0000000
WEHRMAN ERIC B	8/19/2005	D205251309	0000000	0000000
DUNAGAN MARY N	9/7/2003	D205251308	0000000	0000000
DUNAGAN MARY;DUNAGAN TRUITT L	12/31/1900	00053220000700	0005322	0000700

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	\$71,669	\$37,500	\$109,169	\$109,169
2024	\$71,669	\$37,500	\$109,169	\$109,169
2023	\$74,349	\$37,500	\$111,849	\$111,849
2022	\$65,430	\$25,000	\$90,430	\$90,430
2021	\$60,000	\$25,000	\$85,000	\$85,000
2020	\$60,000	\$25,000	\$85,000	\$85,000

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.