



**Address:** [3312 TOWNSEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 6050-24-9  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7017816562  
**Longitude:** -97.3494733335  
**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 24 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:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00394866

**Site Name:** BYERS & MCCART ADDITION-24-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,040

**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:**

VAZQUEZ JUAN J

**Primary Owner Address:**

4200 MCCART AVE  
FORT WORTH, TX 76115

**Deed Date:** 5/8/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212129635](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF AMERICA NA	12/6/2011	<a href="#">D21205273</a>	0000000	0000000
ESCOBEDO JOSE J	4/23/2004	<a href="#">D204126745</a>	0000000	0000000
FRIAS SIGIFREDO	5/16/2003	00167620000213	0016762	0000213
WALDRON LISA	8/3/2001	00150600000157	0015060	0000157
GULIK CYNTHIA;GULIK LAWRENCE	9/15/1999	00140180000523	0014018	0000523
TALIAFERRO PROPERTIES INC	12/3/1998	00135710000424	0013571	0000424
WILLIAMS ROSA VELT EST	2/20/1986	00000000000000	0000000	0000000
WILLIAMS ROY	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	\$39,689	\$37,500	\$77,189	\$77,189
2024	\$39,689	\$37,500	\$77,189	\$77,189
2023	\$40,179	\$37,500	\$77,679	\$77,679
2022	\$34,299	\$25,000	\$59,299	\$59,299
2021	\$30,967	\$25,000	\$55,967	\$55,967
2020	\$40,473	\$25,000	\$65,473	\$65,473

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.