



Address: [3206 DENMAN ST](#)
City: FORT WORTH
Georeference: 9670--23
Subdivision: DENMAN SUBDIVISION OAKLAWN
Neighborhood Code: 1H050D

Latitude: 32.6929550856
Longitude: -97.2794511464
TAD Map: 2066-372
MAPSCO: TAR-092F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: DENMAN SUBDIVISION
OAKLAWN Lot 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)

State Code: A

Year Built: 1928

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$116,241

Protest Deadline Date: 5/24/2024

Site Number: 00702595

Site Name: DENMAN SUBDIVISION OAKLAWN-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,296

Percent Complete: 100%

Land Sqft^{*}: 10,553

Land Acres^{*}: 0.2422

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:

PEREZ VICTOR

Primary Owner Address:

3206 DENMAN ST
FORT WORTH, TX 76119-4812

Deed Date: 10/2/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209235668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	3/12/2009	D209153382	0000000	0000000
MIDFIRST BANK	3/3/2009	D209064518	0000000	0000000
TORRES ALICE	9/26/2007	D207374499	0000000	0000000
MCWILLIAMS LANCE	1/26/2007	D207032386	0000000	0000000
SECRETARY OF HUD	9/5/2006	D206316311	0000000	0000000
CITIMORTGAGE INC	9/5/2006	D206280760	0000000	0000000
MITCHELL CALEB	5/29/2002	00157300000243	0015730	0000243
MCKNIGHT JOHN	11/8/2001	00152520000271	0015252	0000271
METRO AFFORDABLE HOMES INC	9/27/2001	00151900000435	0015190	0000435
DENT ELIZA	9/11/1995	00121010001426	0012101	0001426
THRESHER WILLIAM J	3/6/1991	00101920001024	0010192	0001024
FIRST STATE BANK	5/1/1990	00099210001931	0009921	0001931
NOBLETT JOHNNY	4/7/1987	00089050000137	0008905	0000137
FIRST STATE BANK RIO VISTA	8/11/1986	00086470000883	0008647	0000883
FREEMAN GREG D	2/17/1984	00077460000627	0007746	0000627
BRYANT JOE	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 ⁺
2025	\$85,688	\$30,553	\$116,241	\$82,530
2024	\$85,688	\$30,553	\$116,241	\$75,027
2023	\$81,419	\$30,553	\$111,972	\$68,206
2022	\$70,688	\$5,000	\$75,688	\$62,005
2021	\$57,322	\$5,000	\$62,322	\$56,368
2020	\$78,594	\$5,000	\$83,594	\$51,244

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

- HOMESTEAD GENERAL 11.13(b)

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.