



Address: [3451 OSCAR AVE](#)
City: FORT WORTH
Georeference: 10000-14-16
Subdivision: DIXIE WAGON MFG CO ADDITION
Neighborhood Code: 2M200H

Latitude: 32.8061148567
Longitude: -97.3317065592
TAD Map: 2048-412
MAPSCO: TAR-049W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DIXIE WAGON MFG CO
ADDITION Block 14 Lot 16

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: 2022

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$290,000

Protest Deadline Date: 5/15/2025

Site Number: 00726222

Site Name: DIXIE WAGON MFG CO ADDITION-14-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,666

Percent Complete: 100%

Land Sqft^{*}: 5,400

Land Acres^{*}: 0.1239

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:

RIOS SALVADOR
OCEGUEDA ROCIO NACIFF

Primary Owner Address:

3451 OSCAR AVE
FORT WORTH, TX 76106

Deed Date: 2/26/2024

Deed Volume:

Deed Page:

Instrument: [D224033477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RC HOMES LLC	8/16/2021	D221240889		
RAMIREZ VALDEMAR	7/9/2021	D221223696		
REYNA ESTELLA ETAL	11/19/2012	D212286429	0000000	0000000
REYNA ESTELLA ETAL	1/15/2010	D210059793	0000000	0000000
REYNA ESTELLA ETAL	8/11/2002	D209312036	0000000	0000000
SANCHEZ MARY EST	5/24/1986	0000000000000000	0000000	0000000
SANCHEZ E;SANCHEZ MARY	12/31/1900	00041080000134	0004108	0000134

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	\$252,200	\$37,800	\$290,000	\$290,000
2024	\$252,200	\$37,800	\$290,000	\$290,000
2023	\$283,537	\$27,000	\$310,537	\$310,537
2022	\$0	\$10,000	\$10,000	\$10,000
2021	\$0	\$10,000	\$10,000	\$10,000
2020	\$0	\$10,000	\$10,000	\$10,000

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

- 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.