



**Address:** [3712 VANCOUVER DR](#)  
**City:** FORT WORTH  
**Georeference:** 10770-5-9  
**Subdivision:** EASTWOOD 4TH & 5TH FILING ADDN  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7089901761  
**Longitude:** -97.2477488052  
**TAD Map:** 2072-376  
**MAPSCO:** TAR-079X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EASTWOOD 4TH & 5TH FILING  
ADDN Block 5 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)

**Site Number:** 00783234

**Site Name:** EASTWOOD 4TH & 5TH FILING ADDN-5-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,671

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** N

**State Code:** A

**Year Built:** 1958

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$230,413

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

<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:**

TONYA CUNNINGHAM LIVING TRUST

**Primary Owner Address:**

3712 VANCOUVER DR  
FORT WORTH, TX 76119

**Deed Date:** 7/2/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224129473](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS TONYA	7/11/2011	<a href="#">D211164642</a>	0000000	0000000
CUNNINGHAM ORANGE ALTON	6/6/2006	<a href="#">D207283085</a>	0000000	0000000
CUNNINGHAM ORANGE;CUNNINGHAM W M EST	9/25/1998	00134390000503	0013439	0000503
WASHINGTON CO	10/3/1989	00097350001105	0009735	0001105
LOAN AMERICA	10/10/1984	00079920001305	0007992	0001305
O A CUNNINGHAM	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	\$207,913	\$22,500	\$230,413	\$230,413
2024	\$207,913	\$22,500	\$230,413	\$90,072
2023	\$200,008	\$22,500	\$222,508	\$81,884
2022	\$165,576	\$5,000	\$170,576	\$74,440
2021	\$146,927	\$5,000	\$151,927	\$67,673
2020	\$116,659	\$5,000	\$121,659	\$61,521

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.