



**Address:** [3420 THANNISCH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 12820-26-6  
**Subdivision:** ENGLEWOOD HEIGHTS ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7151614048  
**Longitude:** -97.2756781411  
**TAD Map:** 2066-380  
**MAPSCO:** TAR-078U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ENGLEWOOD HEIGHTS  
ADDITION Block 26 Lot 6

**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:** 1926

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$97,625

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

**Site Number:** 00868353

**Site Name:** ENGLEWOOD HEIGHTS ADDITION-26-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,148

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

FRAUSTO MARIA TERESA

**Primary Owner Address:**

5736 BONNIE WAYNE  
FORT WORTH, TX 76117

**Deed Date:** 7/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224135382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAUSTO MARIA TERESA;RIVAS CARLOS;RIVAS JOSE;RIVAS MIGUEL;RIVAS PEDRO;SAAVEDRA ELVIA;SANCHEZ SOFIA;SILVA PATRICIA;VASQUEZ SOLEDAD	11/5/2012	<a href="#">D224135381</a>		
RIVAS SOFIA LOYA EST	10/11/1997	0000000000000000	0000000	0000000
RIVAS MIGUEL B;RIVAS SOFIA L	12/31/1900	00067750000597	0006775	0000597

## 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	\$77,825	\$19,800	\$97,625	\$97,625
2024	\$77,825	\$19,800	\$97,625	\$97,625
2023	\$75,845	\$19,800	\$95,645	\$95,645
2022	\$64,590	\$5,000	\$69,590	\$69,590
2021	\$56,011	\$5,000	\$61,011	\$61,011
2020	\$59,786	\$5,000	\$64,786	\$64,786

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.