



**Address:** [3978 VALENTINE ST](#)  
**City:** FORT WORTH  
**Georeference:** 13410-35-3  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004A

**Latitude:** 32.7298429075  
**Longitude:** -97.376663351  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 35 Lot 3

**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:** 1946

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00672F)

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

**Site Number:** 00898465

**Site Name:** FACTORY PLACE ADDITION-35-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,528

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

RSTK DALLAS OWNER 1 LP

**Primary Owner Address:**

717 N HARWOOD ST STE 2800  
DALLAS, TX 75201

**Deed Date:** 1/10/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222009199](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	10/18/2021	<a href="#">D222009198</a>		
AYALA VERONICA CELESTE	8/6/2004	<a href="#">D204245568</a>	0000000	0000000
AYALA FRANCES T	12/10/1992	000000000000000	0000000	0000000
AYALA CARLOS;AYALA FRANCES T	12/31/1900	00063580000131	0006358	0000131

## 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	\$281,690	\$35,000	\$316,690	\$316,690
2024	\$281,690	\$35,000	\$316,690	\$316,690
2023	\$265,000	\$35,000	\$300,000	\$300,000
2022	\$220,734	\$35,000	\$255,734	\$255,734
2021	\$228,897	\$35,000	\$263,897	\$245,885
2020	\$223,269	\$35,000	\$258,269	\$223,532

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.