



**Address:** [3962 VALENTINE ST](#)  
**City:** FORT WORTH  
**Georeference:** 13410-35-7  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004A

**Latitude:** 32.7301793146  
**Longitude:** -97.3761568336  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075M



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

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 35 Lot 7

**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:** 1943

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$262,084

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

**Site Number:** 00898511

**Site Name:** FACTORY PLACE ADDITION-35-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 913

**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:**

KLARICH AUSTIN

**Primary Owner Address:**

3962 VALENTINE ST  
FORT WORTH, TX 76107

**Deed Date:** 10/3/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219227759](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS 2 DOGS 101 LLC	1/17/2019	<a href="#">D219030834</a>		
GUERRERO LUIS A;GUERRERO MARY J	6/7/2002	00157630000258	0015763	0000258
KCS PROPERTIES INC	3/13/2002	00155350000095	0015535	0000095
RODRIGUEZ CEASAR;RODRIGUEZ E GONZALEZ	6/17/2000	00155020000355	0015502	0000355
CREEKPOINT PROPERTIES INC	6/16/2000	00155020000354	0015502	0000354
KCS PROPERTIES INC	2/14/2000	00142340000226	0014234	0000226
FED NATIONAL MORTGAGE ASSOC	12/7/1999	00141360000100	0014136	0000100
RAMOS NOE;RAMOS WANDA	8/24/1994	00117050002095	0011705	0002095
CLAMPITT PATTI DEENE	2/6/1992	00105300000050	0010530	0000050
VASQUEZ GLORIA L	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	\$227,084	\$35,000	\$262,084	\$262,084
2024	\$227,084	\$35,000	\$262,084	\$245,759
2023	\$203,286	\$35,000	\$238,286	\$223,417
2022	\$168,106	\$35,000	\$203,106	\$203,106
2021	\$163,341	\$35,000	\$198,341	\$198,341
2020	\$156,120	\$35,000	\$191,120	\$191,120

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

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## Tarrant Appraisal District Property Information | PDF

- 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.