

Tarrant Appraisal District

Property Information | PDF

Account Number: 00898511

Address: 3962 VALENTINE ST

City: FORT WORTH
Georeference: 13410-35-7

**Subdivision:** FACTORY PLACE ADDITION

Neighborhood Code: 4D004A

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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

Latitude: 32.7301793146

**TAD Map:** 2036-384 **MAPSCO:** TAR-075M

Longitude: -97.3761568336

**Site Name:** FACTORY PLACE ADDITION-35-7 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 913
Percent Complete: 100%

**Land Sqft\***: 6,000 **Land Acres\***: 0.1377

Pool: N

+++ Rounded.

## **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** 

07-10-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS 2 DOGS 101 LLC	1/17/2019	D219030834		
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	000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

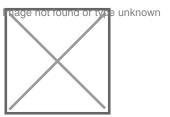
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$227,084	\$35,000	\$262,084	\$262,084
2024	\$227,084	\$35,000	\$262,084	\$245,759
2023	\$203,286	\$35,000	\$238,286	\$223,417
2022	\$168,106	\$35,000	\$203,106	\$203,106
2021	\$163,341	\$35,000	\$198,341	\$198,341
2020	\$156,120	\$35,000	\$191,120	\$191,120

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

07-10-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

07-10-2025 Page 3