



Address: [1601 SHARONDALE ST](#)
City: FORT WORTH
Georeference: 16245-1-4
Subdivision: GREENBRIAR ADDITION-FT WORTH
Neighborhood Code: 4T930G

Latitude: 32.6685029526
Longitude: -97.3440081111
TAD Map: 2048-364
MAPSCO: TAR-090Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GREENBRIAR ADDITION-FT WORTH Block 1 Lot 4

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: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01097261

Site Name: GREENBRIAR ADDITION-FT WORTH-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,301

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VIVIANITE VENTURES LLC

Primary Owner Address:

PO BOX 101329
FORT WORTH, TX 76185

Deed Date: 11/22/2022

Deed Volume:

Deed Page:

Instrument: [D222274856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Y & M INVESTMENTS LLC	12/2/2015	D215271589		
M DIAZ INVESTMENTS LLC	5/30/2014	D214117745	0000000	0000000
HERNANDEZ MA DEL SOCORRO	10/3/2003	D203380221	0000000	0000000
TURNER KAREN E TURNER;TURNER R E	11/12/1999	00141090000322	0014109	0000322
TURNER EDWARD ETAL	3/1/1990	00098630001042	0009863	0001042
TURNER EDWARD	2/28/1990	00098630001028	0009863	0001028
SECRETARY OF HUD	6/7/1989	00096360001638	0009636	0001638
TEXAS AMERICAN BANK FT WORTH	6/6/1989	00096150001882	0009615	0001882
PEREZ JUAN;PEREZ MARIA	9/4/1987	00090810000706	0009081	0000706
FRANKENFIELD GARY;FRANKENFIELD SHARON	7/18/1983	00075600001750	0007560	0001750
MICHAEL L CARTER	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 ⁺
2025	\$224,000	\$36,000	\$260,000	\$260,000
2024	\$224,000	\$36,000	\$260,000	\$260,000
2023	\$274,828	\$36,000	\$310,828	\$310,828
2022	\$0	\$25,000	\$25,000	\$25,000
2021	\$46,381	\$25,000	\$71,381	\$71,381
2020	\$48,463	\$25,000	\$73,463	\$73,463

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.