



**Address:** [3417 AVE C](#)  
**City:** FORT WORTH  
**Georeference:** 16770-C-3  
**Subdivision:** HALLBROOK ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7335779628  
**Longitude:** -97.2754920107  
**TAD Map:** 2066-388  
**MAPSCO:** TAR-078L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HALLBROOK ADDITION Block C  
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:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$91,968

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

**Site Number:** 01147234

**Site Name:** HALLBROOK ADDITION-C-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,002

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,550

**Land Acres<sup>\*</sup>:** 0.1503

**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:**

RIVERA MANUEL  
SALAZAR GLADIZ

**Primary Owner Address:**

3417 AVENUE C  
FORT WORTH, TX 76105

**Deed Date:** 7/2/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214140130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
7 C'S INVESTMENTS LLC	11/28/2007	<a href="#">D208104650</a>	0000000	0000000
CABANSAG LILY A	9/1/2004	<a href="#">D204276010</a>	0000000	0000000
CABANSAG FILEMON C;CABANSAG LILLY A	4/20/1994	00115470002396	0011547	0002396
SEC OF HUD	6/2/1993	00111200001569	0011120	0001569
LOMAS MORTGAGE USA INC	6/1/1993	00110940002158	0011094	0002158
DORSEY DAPHANE;DORSEY SEBASTIAN	6/27/1991	00103150001111	0010315	0001111
COLE EARL F	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	\$74,283	\$17,685	\$91,968	\$78,074
2024	\$74,283	\$17,685	\$91,968	\$70,976
2023	\$72,538	\$17,685	\$90,223	\$64,524
2022	\$62,276	\$4,500	\$66,776	\$58,658
2021	\$54,473	\$4,500	\$58,973	\$53,325
2020	\$46,695	\$4,500	\$51,195	\$48,477

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

- 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.