



Address: [3936 JANRUE CT](#)
City: HALTOM CITY
Georeference: 21380-3-12R
Subdivision: JACKSON, GUS ADDITION
Neighborhood Code: 3H020E

Latitude: 32.8077658956
Longitude: -97.2875095131
TAD Map: 2060-412
MAPSCO: TAR-050W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JACKSON, GUS ADDITION
Block 3 Lot 12R
Jurisdictions:
HALTOM CITY (027)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)
State Code: A
Year Built: 1960
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$178,725
Protest Deadline Date: 5/24/2024

Site Number: 01445014
Site Name: JACKSON, GUS ADDITION-3-12R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,025
Percent Complete: 100%
Land Sqft^{*}: 7,417
Land Acres^{*}: 0.1702
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:
NEGRETE BENJAMIN
NEGRETE MARIA D
Primary Owner Address:
3936 JANRUE CT
FORT WORTH, TX 76117-3513

Deed Date: 2/27/1995
Deed Volume: 0011895
Deed Page: 0002236
Instrument: 00118950002236

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEGRETE MIKE	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$147,203	\$31,522	\$178,725	\$135,652
2024	\$147,203	\$31,522	\$178,725	\$123,320
2023	\$135,044	\$31,522	\$166,566	\$112,109
2022	\$120,706	\$22,066	\$142,772	\$101,917
2021	\$121,764	\$10,200	\$131,964	\$92,652
2020	\$104,111	\$10,200	\$114,311	\$84,229

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.