



**Address:** [3117 STADIUM DR](#)  
**City:** FORT WORTH  
**Georeference:** 22480-2-4  
**Subdivision:** KENSINGTON ADDITION  
**Neighborhood Code:** 4T002Y

**Latitude:** 32.7052966708  
**Longitude:** -97.3645139928  
**TAD Map:** 2036-376  
**MAPSCO:** TAR-076W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KENSINGTON ADDITION Block  
2 Lot 4 LESS R O W

**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

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

**Notice Value:** \$1,000,000

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

**Site Number:** 01500953

**Site Name:** KENSINGTON ADDITION-2-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,180

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,893

**Land Acres<sup>\*</sup>:** 0.2959

**Pool:** Y

<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:**

SPAIN SCOTT ALLEN  
SPAIN RACHEL

**Primary Owner Address:**

3117 STADIUM DR  
FORT WORTH, TX 76109

**Deed Date:** 6/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224099887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOFTIN MICHAEL TRENT	10/14/2013	<a href="#">D213272211</a>	0000000	0000000
AKER JOAN S	11/13/1998	00135450000092	0013545	0000092
AKER J L JOHNSON;AKER JOAN S	10/27/1994	00117800001906	0011780	0001906
RAY WILLIAM WALTER	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	\$637,070	\$328,930	\$966,000	\$966,000
2024	\$671,070	\$328,930	\$1,000,000	\$1,000,000
2023	\$485,535	\$314,465	\$800,000	\$800,000
2022	\$0	\$285,000	\$285,000	\$285,000
2021	\$442,500	\$287,500	\$730,000	\$709,500
2020	\$346,000	\$299,000	\$645,000	\$645,000

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.