



**Address:** [3204 ABNEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26755-8-30  
**Subdivision:** MORNINGSIDE PARK ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7045914196  
**Longitude:** -97.3151576799  
**TAD Map:** 2054-376  
**MAPSCO:** TAR-077X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MORNINGSIDE PARK  
ADDITION Block 8 Lot 30

**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:** 1949  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$152,040  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01818651  
**Site Name:** MORNINGSIDE PARK ADDITION-8-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 957  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,900  
**Land Acres<sup>\*</sup>:** 0.1584  
**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:**  
SANDERS WILLIE M EST  
**Primary Owner Address:**  
3204 ABNEY AVE  
FORT WORTH, TX 76110-4501

**Deed Date:** 9/3/2002  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS HAROLD EST	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 <sup>+</sup>
2025	\$131,340	\$20,700	\$152,040	\$83,942
2024	\$131,340	\$20,700	\$152,040	\$76,311
2023	\$92,330	\$20,700	\$113,030	\$69,374
2022	\$103,977	\$5,000	\$108,977	\$63,067
2021	\$88,574	\$5,000	\$93,574	\$57,334
2020	\$78,879	\$5,000	\$83,879	\$52,122

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.