



Address: [3257 ABNEY AVE](#)
City: FORT WORTH
Georeference: 26755-9-15
Subdivision: MORNINGSIDE PARK ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7025614842
Longitude: -97.3146928604
TAD Map: 2054-376
MAPSCO: TAR-091B



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 9 Lot 15

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: 1948

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$87,630

Protest Deadline Date: 7/12/2024

Site Number: 01818821

Site Name: MORNINGSIDE PARK ADDITION-9-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 904

Percent Complete: 100%

Land Sqft^{*}: 7,095

Land Acres^{*}: 0.1628

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:

SCOTT MATANA

Primary Owner Address:

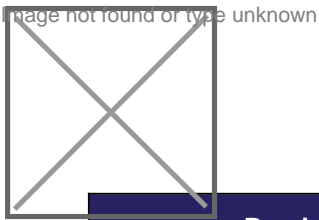
3257 ABNEY AVE
FORT WORTH, TX 76110-4502

Deed Date: 4/17/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT WILLIAM EST	6/15/1994	00116200000462	0011620	0000462
SEC OF HUD	3/4/1994	00115060001118	0011506	0001118
MONDRIAN MTG CORP	3/1/1994	00114820000113	0011482	0000113
JOHNSON EVA M;JOHNSON JETHRO J	4/17/1984	00078030002237	0007803	0002237
RASMUSSEN VICTOR	12/31/1900	00075770001719	0007577	0001719

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	\$66,345	\$21,285	\$87,630	\$72,361
2024	\$66,345	\$21,285	\$87,630	\$65,783
2023	\$65,497	\$21,285	\$86,782	\$59,803
2022	\$54,202	\$5,000	\$59,202	\$54,366
2021	\$46,868	\$5,000	\$51,868	\$49,424
2020	\$56,950	\$5,000	\$61,950	\$44,931

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.