



Address: [3261 ABNEY AVE](#)
City: FORT WORTH
Georeference: 26755-9-16
Subdivision: MORNINGSIDE PARK ADDITION
Neighborhood Code: 1H080A

Latitude: 32.702404512
Longitude: -97.3147576229
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 16

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

Protest Deadline Date: 5/24/2024

Site Number: 01818848

Site Name: MORNINGSIDE PARK ADDITION-9-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,682

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:

HICKMAN CREAMER EST JR
HICKMAN ANNIE

Primary Owner Address:

3261 ABNEY AVE
FORT WORTH, TX 76110-4502

Deed Date: 12/31/1900

Deed Volume: 0004746

Deed Page: 0000091

Instrument: 00047460000091

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	\$204,256	\$21,285	\$225,541	\$225,541
2024	\$204,256	\$21,285	\$225,541	\$225,541
2023	\$174,939	\$21,285	\$196,224	\$196,224
2022	\$163,126	\$5,000	\$168,126	\$110,494
2021	\$139,964	\$5,000	\$144,964	\$100,449
2020	\$124,847	\$5,000	\$129,847	\$91,317

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

There are no exemptions for this property

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.