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Address: [3417 BROWN AVE](#)
City: FORT WORTH
Georeference: 27210-7-18
Subdivision: MC CALL-HIGHTOWER ADDITION
Neighborhood Code: 3H050N

Latitude: 32.7664178894
Longitude: -97.2990138567
TAD Map: 2060-400
MAPSCO: TAR-063V



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

PROPERTY DATA

Legal Description: MC CALL-HIGHTOWER
ADDITION Block 7 Lot 18

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: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$268,543

Protest Deadline Date: 5/24/2024

Site Number: 01836897

Site Name: MC CALL-HIGHTOWER ADDITION-7-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,768

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

MAHASNEH MANAF

Primary Owner Address:

817 MERION DR
BURLESON, TX 76028

Deed Date: 1/28/2021

Deed Volume:

Deed Page:

Instrument: [D221029103](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGUINAGA MIGUEL ANGEL	5/24/2011	D211125347	0000000	0000000
AGUINAGA LETICIA	1/31/2006	D207042554	0000000	0000000
AGUINAGA LETICIA;AGUINAGA REFUGI	12/5/2002	00161900000273	0016190	0000273
ESPARZA ARTURO	10/4/1996	00125380001811	0012538	0001811
OWENS WILLIE BEATRICE	1/4/1984	00077060000351	0007706	0000351
C M OWENS	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 ⁺
2025	\$233,543	\$35,000	\$268,543	\$268,543
2024	\$233,543	\$35,000	\$268,543	\$247,812
2023	\$171,510	\$35,000	\$206,510	\$206,510
2022	\$140,996	\$24,500	\$165,496	\$165,496
2021	\$144,091	\$14,000	\$158,091	\$99,385
2020	\$125,797	\$14,000	\$139,797	\$90,350

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.