



**Address:** [3933 MATTISON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-7-1  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7494592081  
**Longitude:** -97.3768219974  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MCCART'S TO HI-MOUNT  
ADDITION Block 7 Lot 1

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01838369

**Site Name:** MC CART ADDITION-7-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,328

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<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:**

SIMMONS BLAKE

**Primary Owner Address:**

3933 MATTISON AVE  
FORT WORTH, TX 76107-2622

**Deed Date:** 9/1/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209238912](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOSWELL MENARD;DOSWELL PATRICIA	11/29/2001	00152970000366	0015297	0000366
HODGES PRISCILLA	5/31/1988	00092910001593	0009291	0001593
SOWELL BRETT L	5/8/1987	00089430001375	0008943	0001375
HATLEY ALLEN G TR JR	3/12/1987	00088770000043	0008877	0000043
HATLEY MEDA M	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	\$198,583	\$180,000	\$378,583	\$378,583
2024	\$198,583	\$180,000	\$378,583	\$378,583
2023	\$206,055	\$180,000	\$386,055	\$386,055
2022	\$173,383	\$180,000	\$353,383	\$353,383
2021	\$148,806	\$180,000	\$328,806	\$322,414
2020	\$113,104	\$180,000	\$293,104	\$293,104

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.