



Address: [3026 AVE N](#)
City: FORT WORTH
Georeference: 27270--4
Subdivision: MC CAULEY ADDITION
Neighborhood Code: 1H040N

Latitude: 32.7232612889
Longitude: -97.2810736626
TAD Map: 2066-384
MAPSCO: TAR-078P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CAULEY ADDITION Lot 4

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: 1925

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$142,092

Protest Deadline Date: 5/24/2024

Site Number: 01840029

Site Name: MC CAULEY ADDITION-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 854

Percent Complete: 100%

Land Sqft^{*}: 6,800

Land Acres^{*}: 0.1561

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:

MANRIQUEZ MANUEL
MANRIQUEZ E CHAVEZ

Primary Owner Address:

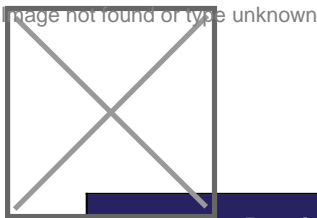
3026 AVENUE N
FORT WORTH, TX 76105-3336

Deed Date: 6/10/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205352653](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ JESUS	10/29/2001	00152540000331	0015254	0000331
ENGLAND GWEN	10/24/2001	00152410000050	0015241	0000050
NATIONSCREDIT HOME EQU SERV CO	7/3/2001	00150000000255	0015000	0000255
GRIFFIN ELNORA	1/28/2000	00142150000087	0014215	0000087
MARSHALL NORMA	12/3/1999	00141410000513	0014141	0000513
TAYLOR JOHN E	6/4/1987	00089670000983	0008967	0000983
FAGGETT-TAYLOR ENGINEER	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	\$121,692	\$20,400	\$142,092	\$71,328
2024	\$121,692	\$20,400	\$142,092	\$64,844
2023	\$116,716	\$20,400	\$137,116	\$58,949
2022	\$97,869	\$5,000	\$102,869	\$53,590
2021	\$83,610	\$5,000	\$88,610	\$48,718
2020	\$65,407	\$5,000	\$70,407	\$44,289

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.