



**Address:** [3328 BRIGHT ST](#)  
**City:** FORT WORTH  
**Georeference:** 27300--10  
**Subdivision:** MC CLENDON HEIGHTS ADDITION  
**Neighborhood Code:** M1F02E

**Latitude:** 32.71225103  
**Longitude:** -97.2718779176  
**TAD Map:** 2066-380  
**MAPSCO:** TAR-078U



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MC CLENDON HEIGHTS  
ADDITION Lot 10

**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:** B

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 01841513  
**Site Name:** MC CLENDON HEIGHTS ADDITION-10  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,800  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,000  
**Land Acres<sup>\*</sup>:** 0.2066  
**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:**  
CHARLU PROPERTIES LLC  
**Primary Owner Address:**  
4536 CLOUDVIEW RD  
FORT WORTH, TX 76109

**Deed Date:** 1/11/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216008963](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEBOTTOM ASSETS LLC	5/4/2012	<a href="#">D212110227</a>	0000000	0000000
LTR INVESTMENTS LLC	4/30/2012	<a href="#">D212105856</a>	0000000	0000000
WILBUR DAVID	1/6/2012	<a href="#">D212007286</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	7/6/2010	<a href="#">D210169184</a>	0000000	0000000
DOUGLAS TAMMIE Y	6/27/2007	<a href="#">D07248954</a>	0000000	0000000
US BANK NA TRUSTEE	10/3/2006	<a href="#">D206313111</a>	0000000	0000000
LABRUSCIANO GUY	9/23/2004	<a href="#">D204308465</a>	0000000	0000000
SOMETHING OLD SOMETHING NEW	4/11/2003	00166110000192	0016611	0000192
WASHINGTON MUTUAL FINANCE LLC	3/14/2003	00166110000189	0016611	0000189
FIRST COMMUNITY INDUSTRIAL BK	9/3/2002	00159680000208	0015968	0000208
CONNELLEY DAN	6/24/1998	00133140000004	0013314	0000004
FORT WORTH CITY OF ETAL	5/4/1993	00111030001330	0011103	0001330
BOSTIC EVA	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	\$188,955	\$27,000	\$215,955	\$215,955
2024	\$232,521	\$27,000	\$259,521	\$259,521
2023	\$232,000	\$27,000	\$259,000	\$259,000
2022	\$159,000	\$5,000	\$164,000	\$164,000
2021	\$169,000	\$5,000	\$174,000	\$174,000
2020	\$149,000	\$2,000	\$151,000	\$151,000

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

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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.