



Address: [3325 LAKELAND ST](#)
City: FORT WORTH
Georeference: 30210-7-6
Subdivision: NORTH RIVERSIDE ESTATES
Neighborhood Code: 3H050C

Latitude: 32.8053028694
Longitude: -97.2968977975
TAD Map: 2060-412
MAPSCO: TAR-049Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH RIVERSIDE ESTATES
Block 7 Lot 6

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: 1956

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$237,325

Protest Deadline Date: 5/24/2024

Site Number: 01965689

Site Name: NORTH RIVERSIDE ESTATES-7-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,372

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

DUNIVAN GARLD III

Primary Owner Address:

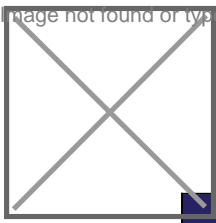
3325 LAKELAND ST
FORT WORTH, TX 76111-5344

Deed Date: 10/11/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204365784](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK ONE NA	5/4/2004	D204141618	0000000	0000000
MARTINEZ JORGE L	8/1/2003	D203302027	0017073	0000247
BURGOS ANGELICA	1/31/2002	00158370000145	0015837	0000145
WALLACE GERALD A	7/31/2001	00150600000371	0015060	0000371
GLENN SHIRLEY MARIE	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	\$198,325	\$39,000	\$237,325	\$165,339
2024	\$198,325	\$39,000	\$237,325	\$150,308
2023	\$184,437	\$39,000	\$223,437	\$136,644
2022	\$117,700	\$27,300	\$145,000	\$124,222
2021	\$120,412	\$14,000	\$134,412	\$112,929
2020	\$110,989	\$14,000	\$124,989	\$102,663

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.