



**Address:** [3412 ROYAL CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 36680-3-4  
**Subdivision:** ROYAL CREST ADDITION  
**Neighborhood Code:** 1E010B

**Latitude:** 32.6388560018  
**Longitude:** -97.269023831  
**TAD Map:** 2066-352  
**MAPSCO:** TAR-106G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROYAL CREST ADDITION Block  
3 Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02568640

**Site Name:** ROYAL CREST ADDITION-3-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,206

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,272

**Land Acres<sup>\*</sup>:** 0.1669

**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:**

LUCIANO APOLONIA K

**Primary Owner Address:**

952 YUCCA CT  
BURLESON, TX 76028-8422

**Deed Date:** 5/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217112019](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ JOSE;MARTINEZ M GONZALEZ	2/5/2007	<a href="#">D207049382</a>	0000000	0000000
EMC MORTGAGE CORPORATION	11/8/2006	<a href="#">D206357695</a>	0000000	0000000
CASTILLO REBECCA	7/15/1999	00139350000370	0013935	0000370
MARTINEZ REBECCA	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	\$105,174	\$42,272	\$147,446	\$147,446
2024	\$105,174	\$42,272	\$147,446	\$147,446
2023	\$103,378	\$30,000	\$133,378	\$133,378
2022	\$93,088	\$10,000	\$103,088	\$103,088
2021	\$92,355	\$10,000	\$102,355	\$102,355
2020	\$109,200	\$10,000	\$119,200	\$119,200

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.