



**Address:** [3425 S MAIN ST](#)  
**City:** FORT WORTH  
**Georeference:** 36900-60-7  
**Subdivision:** RYAN & PRUITT  
**Neighborhood Code:** M1F02C

**Latitude:** 32.699461375  
**Longitude:** -97.3261155892  
**TAD Map:** 2048-372  
**MAPSCO:** TAR-091A



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

## PROPERTY DATA

**Legal Description:** RYAN & PRUITT Block 60 Lot 7

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$181,000

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

**Site Number:** 02599007

**Site Name:** RYAN & PRUITT-60-7

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,643

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

VILLAVICENCIO PROPERTIES LLC

**Primary Owner Address:**

4112 INWOOD RD  
FORT WORTH, TX 76109

**Deed Date:** 9/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224164399](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAVICENCIO REYNALDO	7/24/1990	00099980001282	0009998	0001282
SECRETARY OF HUD	9/7/1988	00094020001361	0009402	0001361
CHASE HOME MORTGAGE CORP	9/6/1988	00093840000655	0009384	0000655
BEN-MAR INC	12/22/1987	00091560000151	0009156	0000151
APEL IRVIN CURT	1/27/1986	00084380002294	0008438	0002294
HEFNER K TOM	1/22/1986	00084340000531	0008434	0000531
TOM HEFNER PROP MGT	12/17/1985	00084000001671	0008400	0001671
HEFNER GLEN A	11/18/1985	00083730001620	0008373	0001620
K T H INC	4/18/1985	00081750001822	0008175	0001822
CATHRYN THORNE	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	\$143,500	\$37,500	\$181,000	\$181,000
2024	\$143,500	\$37,500	\$181,000	\$181,000
2023	\$162,500	\$37,500	\$200,000	\$200,000
2022	\$107,231	\$20,000	\$127,231	\$127,231
2021	\$85,780	\$20,000	\$105,780	\$105,780
2020	\$130,000	\$10,000	\$140,000	\$140,000

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

There are no exemptions for this property

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## Tarrant Appraisal District Property Information | PDF

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.