



**Address:** [3721 NECHES ST](#)  
**City:** FORT WORTH  
**Georeference:** 36960-4-15  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.8112271357  
**Longitude:** -97.3294723386  
**TAD Map:** 2048-416  
**MAPSCO:** TAR-049W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SABINE PLACE ADDITION  
Block 4 Lot 15

**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:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$221,000

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

**Site Number:** 02627566  
**Site Name:** SABINE PLACE ADDITION-4-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size** <sup>+++</sup>: 1,636  
**Percent Complete:** 100%  
**Land Sqft** <sup>\*</sup>: 8,760  
**Land Acres** <sup>\*</sup>: 0.2011  
**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:**

RIVERA OSCAR FERNANDO  
AGUILAR YANIRA A

**Primary Owner Address:**

3721 NECHES ST  
FORT WORTH, TX 76106

**Deed Date:** 11/9/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223202032](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGUILAR YANIRA A;AYALA AGUILAR MELANY D	7/29/2020	<a href="#">D220183263</a>		
WEAVER 3B INC	6/12/2020	<a href="#">D220139663</a>		
JR TRISTAN INVESTMENTS INC	3/4/2020	<a href="#">D220053925</a>		
OVALLE HECTOR;OVALLE MARTA	9/23/1993	00112500000305	0011250	0000305
RODRIGUEZ MARTIN JR	12/31/1900	00066280000075	0006628	0000075

## 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	\$137,240	\$50,760	\$188,000	\$188,000
2024	\$170,240	\$50,760	\$221,000	\$199,888
2023	\$198,083	\$43,800	\$241,883	\$181,716
2022	\$199,427	\$12,000	\$211,427	\$165,196
2021	\$95,609	\$12,000	\$107,609	\$107,609
2020	\$88,126	\$12,000	\$100,126	\$93,249

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.