



Address: [3816 NECHES ST](#)
City: FORT WORTH
Georeference: 36960-10-1
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8136071976
Longitude: -97.3298397548
TAD Map: 2048-416
MAPSCO: TAR-049S



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 10 Lot 1

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: 1954
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$153,263
Protest Deadline Date: 5/24/2024

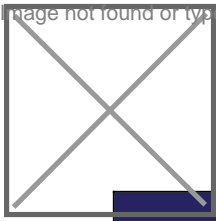
Site Number: 02628864
Site Name: SABINE PLACE ADDITION-10-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 810
Percent Complete: 100%
Land Sqft ^{*}: 6,100
Land Acres ^{*}: 0.1400
Pool: N

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
YANEZ MODESTO F
Primary Owner Address:
3816 NECHES ST
FORT WORTH, TX 76106-4029

Deed Date: 3/14/2003
Deed Volume: 0016505
Deed Page: 0000156
Instrument: 00165050000156



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLEVINS HUBERT WAYNE JR	12/27/2002	00165050000160	0016505	0000160
BLEVINS ONA MAE EST	12/6/1989	00027120000137	0002712	0000137
BLEVINS;BLEVINS HUBERT W EST	12/31/1900	00027120000137	0002712	0000137

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	\$110,563	\$42,700	\$153,263	\$126,836
2024	\$110,563	\$42,700	\$153,263	\$115,305
2023	\$115,949	\$30,500	\$146,449	\$104,823
2022	\$116,975	\$12,000	\$128,975	\$95,294
2021	\$77,713	\$12,000	\$89,713	\$86,631
2020	\$71,630	\$12,000	\$83,630	\$78,755

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.