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Address: [3759 RUNNELS ST](#)
City: FORT WORTH
Georeference: 36960-10-26
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200E

Latitude: 32.8126863417
Longitude: -97.3290469872
TAD Map: 2048-416
MAPSCO: TAR-049S



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

PROPERTY DATA

Legal Description: SABINE PLACE ADDITION
Block 10 Lot 26

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: 1953
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$197,690
Protest Deadline Date: 5/24/2024

Site Number: 02629135
Site Name: SABINE PLACE ADDITION-10-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,392
Percent Complete: 100%
Land Sqft^{*}: 6,720
Land Acres^{*}: 0.1542
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:
SIMMONS JOHN MICHAEL
Primary Owner Address:
3759 RUNNELS ST
FORT WORTH, TX 76106-4048

Deed Date: 4/10/2015
Deed Volume:
Deed Page:
Instrument: [D215078350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS FRANKLYN T EST	12/31/1900	0000000000000000	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	\$150,650	\$47,040	\$197,690	\$169,586
2024	\$150,650	\$47,040	\$197,690	\$154,169
2023	\$158,242	\$33,600	\$191,842	\$140,154
2022	\$159,642	\$12,000	\$171,642	\$127,413
2021	\$103,830	\$12,000	\$115,830	\$115,830
2020	\$95,704	\$12,000	\$107,704	\$107,704

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.