



**Address:** [3863 GROVER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36960-28-10  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.81467317  
**Longitude:** -97.32885106  
**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 28 Lot 10

**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:** 1956  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02632950  
**Site Name:** SABINE PLACE ADDITION-28-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 851  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,600  
**Land Acres<sup>\*</sup>:** 0.1515  
**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:**  
LBB AESTHETICS LLC  
**Primary Owner Address:**  
2812 GROVER AVE  
FORT WORTH, TX 76106

**Deed Date:** 11/17/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223206775](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELCOME HOME HOLDINGS LLC	11/3/2023	<a href="#">D223198180</a>		
WEN INVESTMENTS INC	10/4/2023	<a href="#">D223182608</a>		
ARCAND ANITA L;HARJO FRANK R;HARJO KAILEY R;HARJO MURIEL SR;HARJO SHANA N;ISBELL SHERI L;NORUNNER LALAYNA	5/19/2022	<a href="#">D223167869</a>		
HARJO MYRNA LEE EST	12/14/1999	000000000000000	0000000	0000000
HARJO MURIEL EST;HARJO MYRNA	6/2/1997	00128100000210	0012810	0000210
RUTH O L	5/7/1987	00089780000170	0008978	0000170
GREEN JOHN	12/31/1900	000000000000000	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	\$115,567	\$46,200	\$161,767	\$161,767
2024	\$115,567	\$46,200	\$161,767	\$161,767
2023	\$121,136	\$33,000	\$154,136	\$154,136
2022	\$122,208	\$12,000	\$134,208	\$91,005
2021	\$81,720	\$12,000	\$93,720	\$82,732
2020	\$75,324	\$12,000	\$87,324	\$75,211

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.