



Address: [3931 FORBES ST](#)
City: FORT WORTH
Georeference: 37268-4-19-BA
Subdivision: SAN ROE ADDITION 2ND FILING
Neighborhood Code: 1H040N

Latitude: 32.7163829151
Longitude: -97.2659047543
TAD Map: 2072-380
MAPSCO: TAR-078V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SAN ROE ADDITION 2ND
FILING Block 4 Lot 19 S122' LOT 19

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: 1963

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$147,516

Protest Deadline Date: 5/24/2024

Site Number: 02676346

Site Name: SAN ROE ADDITION 2ND FILING-4-19-BA

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 924

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:

LOPEZ YOVANY PACHECO
VALLADARES MARLENY OSORIO

Primary Owner Address:

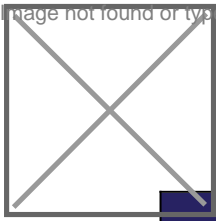
3931 FORBES ST
FORT WORTH, TX 76105

Deed Date: 8/27/2020

Deed Volume:

Deed Page:

Instrument: [D220223579](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABRAHAM EMMANUEL	7/17/2020	D220173193		
FOSON INVESTMENTS LLC	6/2/2020	D220135079		
MARSHALL ELVIS RUTH	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 ⁺
2025	\$129,216	\$18,300	\$147,516	\$147,516
2024	\$129,216	\$18,300	\$147,516	\$143,372
2023	\$101,177	\$18,300	\$119,477	\$119,477
2022	\$104,170	\$5,000	\$109,170	\$109,170
2021	\$89,176	\$5,000	\$94,176	\$94,176
2020	\$50,666	\$5,000	\$55,666	\$32,210

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.