

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02828618

Address: 3417 CRESTON AVE

City: FORT WORTH Georeference: 39460-29-4

Subdivision: SOUTH HILLS ADDITION

Neighborhood Code: 4S121A

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

# PROPERTY DATA

Legal Description: SOUTH HILLS ADDITION Block

29 Lot 4

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

Protest Deadline Date: 5/24/2024

Site Number: 02828618

Latitude: 32.6761559385

**TAD Map:** 2036-364 MAPSCO: TAR-090N

Longitude: -97.3668830822

Site Name: SOUTH HILLS ADDITION-29-4 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,583 Percent Complete: 100%

**Land Sqft**\*: 9,520 Land Acres\*: 0.2185

Pool: N

+++ Rounded.

### OWNER INFORMATION

**Current Owner:** NORMAN LESLIE SHANNON EST

**Primary Owner Address:** 3417 CRESTON AVE

FORT WORTH, TX 76133-1412

**Deed Date: 7/17/2002 Deed Volume: 0015862 Deed Page:** 0000242

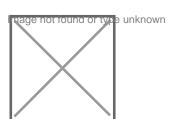
Instrument: 00158620000242

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORMAN;NORMAN ROBERT B	12/31/1900	00029900000539	0002990	0000539

## **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$289,836	\$40,000	\$329,836	\$329,836
2024	\$289,836	\$40,000	\$329,836	\$329,836
2023	\$292,424	\$40,000	\$332,424	\$285,992
2022	\$227,469	\$40,000	\$267,469	\$259,993
2021	\$210,537	\$40,000	\$250,537	\$236,357
2020	\$174,870	\$40,000	\$214,870	\$214,870

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.