



**Address:** [3413 CRESTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39460-29-5  
**Subdivision:** SOUTH HILLS ADDITION  
**Neighborhood Code:** 4S121A

**Latitude:** 32.6762069091  
**Longitude:** -97.366661772  
**TAD Map:** 2036-364  
**MAPSCO:** TAR-090N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH HILLS ADDITION Block  
29 Lot 5

**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:** \$299,621

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02828626

**Site Name:** SOUTH HILLS ADDITION-29-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,281

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,087

**Land Acres<sup>\*</sup>:** 0.2086

**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:**

SAMPSON MISTY RYLE

**Primary Owner Address:**

3413 CRESTON AVE  
FORT WORTH, TX 76133-1412

**Deed Date:** 9/27/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213256967](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| IRWIN MARGARET                 | 6/13/2006  | <a href="#">D206179995</a> | 0000000     | 0000000   |
| BROOKS BILLY W                 | 8/6/2004   | <a href="#">D206179994</a> | 0000000     | 0000000   |
| BROOKS BILLIE B;BROOKS BILLY W | 10/22/1997 | 00129530000088             | 0012953     | 0000088   |
| BRADFORD EDWARD WILLIAM        | 12/31/1900 | 00000000000000             | 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 | \$259,621          | \$40,000    | \$299,621    | \$299,621                    |
| 2024 | \$259,621          | \$40,000    | \$299,621    | \$284,019                    |
| 2023 | \$228,713          | \$40,000    | \$268,713    | \$258,199                    |
| 2022 | \$201,955          | \$40,000    | \$241,955    | \$234,726                    |
| 2021 | \$186,268          | \$40,000    | \$226,268    | \$213,387                    |
| 2020 | \$153,988          | \$40,000    | \$193,988    | \$193,988                    |

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.