



Address: [3213 LAWNDAL AVE](#)
City: FORT WORTH
Georeference: 39460-107-4
Subdivision: SOUTH HILLS ADDITION
Neighborhood Code: 4S120B

Latitude: 32.6575324469
Longitude: -97.3629608013
TAD Map: 2042-360
MAPSCO: TAR-090W



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
107 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: 1977

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02847531

Site Name: SOUTH HILLS ADDITION-107-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,794

Percent Complete: 100%

Land Sqft^{*}: 11,158

Land Acres^{*}: 0.2561

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:

CRATTY AUSTIN L

BEICHLER MADELINE K

Primary Owner Address:

3213 LAWNDAL AVE
FORT WORTH, TX 76133

Deed Date: 4/21/2023

Deed Volume:

Deed Page:

Instrument: [D223067843](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PESSING DAVID N;PESSING LAUREN N.	11/13/2017	D217265804		
STONE FINANCING LLC	10/13/2017	D217265803		
SOZA GINGER L;SOZA RODNEY	4/16/2015	D215078846		
WILLIAMS SHARON	8/8/2013	D213211997	0000000	0000000
PETERSON KARA;PETERSON SCOTT	8/30/2006	D206279644	0000000	0000000
MILLSCO L L C	11/20/2003	D203444239	0000000	0000000
PULK REBECCA W	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	\$293,926	\$40,000	\$333,926	\$333,926
2024	\$293,926	\$40,000	\$333,926	\$333,926
2023	\$269,197	\$40,000	\$309,197	\$263,614
2022	\$222,139	\$40,000	\$262,139	\$239,649
2021	\$177,863	\$40,000	\$217,863	\$217,863
2020	\$165,036	\$40,000	\$205,036	\$205,036

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.