



Address: [3416 LAWNDAL AVE](#)
City: FORT WORTH
Georeference: 39460-113-22
Subdivision: SOUTH HILLS ADDITION
Neighborhood Code: 4S120B

Latitude: 32.6568417762
Longitude: -97.366295963
TAD Map: 2036-360
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
113 Lot 22

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: 1971

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 02848937

Site Name: SOUTH HILLS ADDITION-113-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,215

Percent Complete: 100%

Land Sqft^{*}: 11,250

Land Acres^{*}: 0.2582

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:

LEVERTON CHAD BRENTON
SULLIVAN REGINA LYNN

Primary Owner Address:

3416 LAWNDAL AVE
FORT WORTH, TX 76133

Deed Date: 6/30/2022

Deed Volume:

Deed Page:

Instrument: [D222168366](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON RACHEL;JACKSON WALKER M	3/15/2021	D221070193		
SCOFIELD KATHRYN ANNE	2/8/2021	D221040660		
SCOFIELD KATHRYN A;SCOFIELD SKYLAR	7/8/2020	D220163973		
BRECKENRIDGE PROPERTY FUND 2016 LLC	1/21/2020	D220020211		
WILSON JUDY;WILSON RICHARD	10/8/2008	D208392160	0000000	0000000
BROWN ARNOLD J EST	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	\$292,207	\$40,000	\$332,207	\$332,207
2024	\$292,207	\$40,000	\$332,207	\$332,207
2023	\$313,500	\$40,000	\$353,500	\$353,500
2022	\$255,393	\$40,000	\$295,393	\$295,393
2021	\$237,615	\$40,000	\$277,615	\$277,615
2020	\$169,493	\$40,000	\$209,493	\$209,493

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.