



Address: [3401 TOWNSEND DR](#)
City: FORT WORTH
Georeference: 39580-3-1
Subdivision: SOUTH SUMMIT HEIGHTS ADDITION
Neighborhood Code: 4T930D

Latitude: 32.701180124
Longitude: -97.3488939069
TAD Map: 2042-376
MAPSCO: TAR-090C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH SUMMIT HEIGHTS
ADDITION Block 3 Lot 1

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: 1925
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$81,793
Protest Deadline Date: 5/24/2024

Site Number: 02902400
Site Name: SOUTH SUMMITT HEIGHTS ADDITION-3-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,232
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
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:
MANDUJANO AVELINO
Primary Owner Address:
3401 TOWNSEND DR
FORT WORTH, TX 76110-3723

Deed Date: 7/15/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210215962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARRITY ALLEN K TR	12/31/1900	0000000000000000	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	\$44,293	\$37,500	\$81,793	\$72,810
2024	\$44,293	\$37,500	\$81,793	\$66,191
2023	\$44,840	\$37,500	\$82,340	\$60,174
2022	\$38,278	\$25,000	\$63,278	\$54,704
2021	\$34,560	\$25,000	\$59,560	\$49,731
2020	\$45,168	\$25,000	\$70,168	\$45,210

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

- 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.