



**Address:** [3445 TOWNSEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 39580-3-12  
**Subdivision:** SOUTH SUMMIT HEIGHTS ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.6996761896  
**Longitude:** -97.3488972817  
**TAD Map:** 2042-372  
**MAPSCO:** TAR-090C



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

## PROPERTY DATA

**Legal Description:** SOUTH SUMMIT HEIGHTS  
ADDITION Block 3 Lot 12

**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:** 1926

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02902524

**Site Name:** SOUTH SUMMITT HEIGHTS ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,008

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

ROSAS YENNY BLANCO

**Primary Owner Address:**

3445 TOWNSEND DR  
FORT WORTH, TX 76110

**Deed Date:** 2/9/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207051506](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPITAL PLUS INC	8/29/2006	<a href="#">D206277565</a>	0000000	0000000
TIMBERPARK CONST INC	4/5/2006	<a href="#">D206105532</a>	0000000	0000000
TARRANT PROPERTIES INC	3/29/2006	<a href="#">D206105530</a>	0000000	0000000
BRIDGE INVESTMENTS LP	3/13/2006	<a href="#">D206084783</a>	0000000	0000000
WESTGATE PROPERTIES LLC	6/17/2005	<a href="#">D205223766</a>	0000000	0000000
COLE VICKY	6/17/2005	<a href="#">D205190270</a>	0000000	0000000
GARCIA CHRISTOPHER J	5/20/2005	<a href="#">D205143877</a>	0000000	0000000
DELGADO ALFREDO;DELGADO MARY V	3/1/1995	00119250001106	0011925	0001106
ADAMS RICHARD L	7/12/1984	00078880000605	0007888	0000605
COMER EVERITT B TR 4845	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	\$77,240	\$37,500	\$114,740	\$114,740
2024	\$77,240	\$37,500	\$114,740	\$114,740
2023	\$80,015	\$37,500	\$117,515	\$105,318
2022	\$70,744	\$25,000	\$95,744	\$95,744
2021	\$65,889	\$25,000	\$90,889	\$90,889
2020	\$77,026	\$25,000	\$102,026	\$88,417

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)

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## Tarrant Appraisal District Property Information | PDF

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.