



Address: [3420 TOWNSEND DR](#)
City: FORT WORTH
Georeference: 39580-4-27
Subdivision: SOUTH SUMMIT HEIGHTS ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7005815525
Longitude: -97.3494779332
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 4 Lot 27 & 28

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)

Site Number: 02903024

Site Name: SOUTH SUMMITT HEIGHTS ADDITION-4-27-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,094

Percent Complete: 100%

Land Sqft^{*}: 12,500

Land Acres^{*}: 0.2869

Pool: N

State Code: A

Year Built: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$126,334

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RAND E C
RAND JANIS

Primary Owner Address:

3420 TOWNSEND DR
FORT WORTH, TX 76110-3722

Deed Date: 10/21/1998

Deed Volume: 0013483

Deed Page: 0000377

Instrument: 00134830000377



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAND EVERETT C	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	\$78,834	\$47,500	\$126,334	\$126,334
2024	\$78,834	\$47,500	\$126,334	\$118,884
2023	\$81,725	\$47,500	\$129,225	\$108,076
2022	\$71,950	\$37,500	\$109,450	\$98,251
2021	\$66,818	\$37,500	\$104,318	\$89,319
2020	\$78,245	\$37,500	\$115,745	\$81,199

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.