



**Address:** [3012 DILLARD ST](#)  
**City:** FORT WORTH  
**Georeference:** 40820-16-1-10  
**Subdivision:** SUNRISE ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7136672808  
**Longitude:** -97.2430733806  
**TAD Map:** 2078-380  
**MAPSCO:** TAR-079T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNRISE ADDITION Block 16  
Lot E1/2 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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$41,011

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

**Site Number:** 03033341

**Site Name:** SUNRISE ADDITION-16-1-10

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 21,011

**Land Acres<sup>\*</sup>:** 0.4823

**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:**

LEGACY CONSTRUCTION SOLUTIONS INC

**Primary Owner Address:**

209 W 2ND ST STE 164  
FORT WORTH, TX 76102

**Deed Date:** 7/25/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224137609](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORT WORTH HOUSING FINANCE CORPORATION	6/7/2004	<a href="#">D204196069</a>	0000000	0000000
FORT WORTH CITY OF	9/5/2000	00145770000327	0014577	0000327
MANNING ROSCOE	9/29/1988	00093970000628	0009397	0000628
CITIZENS STATE BANK	2/26/1988	00092060000889	0009206	0000889
MANNING ROSCOE	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	\$0	\$41,011	\$41,011	\$41,011
2024	\$0	\$41,011	\$41,011	\$41,011
2023	\$0	\$41,011	\$41,011	\$41,011
2022	\$0	\$12,500	\$12,500	\$12,500
2021	\$0	\$12,500	\$12,500	\$12,500
2020	\$0	\$12,500	\$12,500	\$12,500

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

- PUBLIC PROPERTY 11.11

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.