



Address: [3412 WESTERN AVE](#)
City: FORT WORTH
Georeference: 40880-1-12
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7264199017
Longitude: -97.386087553
TAD Map: 2030-384
MAPSCO: TAR-075Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET HEIGHTS ADDITION
Block 1 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: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$119,173

Protest Deadline Date: 5/24/2024

Site Number: 03044750

Site Name: SUNSET HEIGHTS ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,090

Percent Complete: 100%

Land Sqft^{*}: 6,400

Land Acres^{*}: 0.1469

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:

CLARK SCOTTIE L

Primary Owner Address:

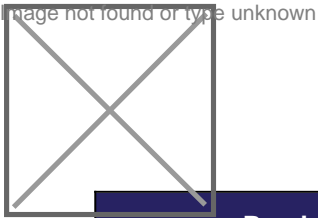
3412 WESTERN AVE
FORT WORTH, TX 76107-6236

Deed Date: 9/29/1993

Deed Volume: 0011261

Deed Page: 0001589

Instrument: 00112610001589



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SABIDO NEREYDA	6/5/1991	00112610001585	0011261	0001585
SABIDO ALFREDO;SABIDO NEREYDA	10/16/1964	00039890000582	0003989	0000582

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	\$89,173	\$30,000	\$119,173	\$113,769
2024	\$89,173	\$30,000	\$119,173	\$103,426
2023	\$85,539	\$30,000	\$115,539	\$94,024
2022	\$87,641	\$30,000	\$117,641	\$85,476
2021	\$70,112	\$30,000	\$100,112	\$77,705
2020	\$88,176	\$30,000	\$118,176	\$70,641

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.