



Address: [3416 ASHLAND AVE](#)
City: FORT WORTH
Georeference: 40880-2-10
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.726492149
Longitude: -97.3844903311
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 2 Lot 10

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$236,573

Protest Deadline Date: 5/24/2024

Site Number: 03044920

Site Name: SUNSET HEIGHTS ADDITION-2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,042

Percent Complete: 100%

Land Sqft^{*}: 6,450

Land Acres^{*}: 0.1480

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:

RIOS LORENA G

Primary Owner Address:

3416 ASHLAND AVE
FORT WORTH, TX 76107-6206

Deed Date: 9/10/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213312088](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIOS JESUS;RIOS LORENA	1/18/1994	00114170001358	0011417	0001358
HENDRIX JERRY	2/23/1993	00109570002164	0010957	0002164
SECRETARY OF HUD	11/4/1992	00108590002096	0010859	0002096
TURNER-YOUNG INVESTMENT CO	11/3/1992	00108390001562	0010839	0001562
DAUPHINOT TONY	1/1/1987	00091600000932	0009160	0000932
WELCH C G;WELCH JEAN A	7/1/1982	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 ⁺
2025	\$206,573	\$30,000	\$236,573	\$220,950
2024	\$206,573	\$30,000	\$236,573	\$200,864
2023	\$194,248	\$30,000	\$224,248	\$182,604
2022	\$179,062	\$30,000	\$209,062	\$166,004
2021	\$153,262	\$30,000	\$183,262	\$150,913
2020	\$146,487	\$30,000	\$176,487	\$137,194

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.