



Address: [3420 ASHLAND AVE](#)
City: FORT WORTH
Georeference: 40880-2-11
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7263526159
Longitude: -97.3844948986
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 11

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: 1952
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$117,480
Protest Deadline Date: 5/24/2024

Site Number: 03044939
Site Name: SUNSET HEIGHTS ADDITION-2-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,056
Percent Complete: 100%
Land Sqft^{*}: 6,500
Land Acres^{*}: 0.1492
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:
NANCE KATHY
Primary Owner Address:
3420 ASHLAND AVE
FORT WORTH, TX 76107-6206

Deed Date: 9/20/1993
Deed Volume:
Deed Page:
Instrument: 09201993

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------|------------|------------------|-------------|-----------|
| NANCE JAMES H EST | 12/31/1900 | 0000000000000000 | 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 | \$87,480 | \$30,000 | \$117,480 | \$114,082 |
| 2024 | \$87,480 | \$30,000 | \$117,480 | \$103,711 |
| 2023 | \$83,914 | \$30,000 | \$113,914 | \$94,283 |
| 2022 | \$85,977 | \$30,000 | \$115,977 | \$85,712 |
| 2021 | \$68,780 | \$30,000 | \$98,780 | \$77,920 |
| 2020 | \$86,502 | \$30,000 | \$116,502 | \$70,836 |

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.