



Address: [3508 WESTERN AVE](#)
City: FORT WORTH
Georeference: 40880-3-15
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7259657091
Longitude: -97.3854708409
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 3 Lot 15

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: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$77,811

Protest Deadline Date: 5/24/2024

Site Number: 03045285

Site Name: SUNSET HEIGHTS ADDITION-3-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,060

Percent Complete: 100%

Land Sqft^{*}: 5,350

Land Acres^{*}: 0.1228

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:

DANIEL KASSANDRA

Primary Owner Address:

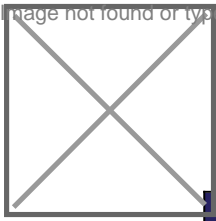
3508 WESTERN AVE
FORT WORTH, TX 76107

Deed Date: 7/22/2024

Deed Volume:

Deed Page:

Instrument: [D224128702](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELDON WILLIAM H	11/18/2004	D204365335	0000000	0000000
SULLIVAN MARK W	11/30/1983	00076790001093	0007679	0001093
LUNN KYLE	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	\$47,811	\$30,000	\$77,811	\$77,811
2024	\$47,811	\$30,000	\$77,811	\$77,811
2023	\$44,750	\$30,000	\$74,750	\$74,750
2022	\$44,750	\$30,000	\$74,750	\$74,750
2021	\$35,012	\$30,000	\$65,012	\$65,012
2020	\$49,016	\$30,000	\$79,016	\$79,016

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.