



Address: [3509 CRENSHAW AVE](#)
City: FORT WORTH
Georeference: 40950-3-10-11
Subdivision: SUNSHINE HILL
Neighborhood Code: 1H040N

Latitude: 32.718697328
Longitude: -97.2742349023
TAD Map: 2066-380
MAPSCO: TAR-078U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSHINE HILL Block 3 Lot
W50' 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: 0

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 03054535

Site Name: SUNSHINE HILL-3-10-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,000

Percent Complete: 100%

Land Sqft^{*}: 7,750

Land Acres^{*}: 0.1779

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:

CLAUNCH JAY

Primary Owner Address:

PO BOX 40255
FORT WORTH, TX 76140-0255

Deed Date: 7/25/1986

Deed Volume: 0008626

Deed Page: 0002369

Instrument: 00086260002369

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECY OF HUD	4/27/1986	00085220000389	0008522	0000389
SANTELL INC	11/21/1984	00080140000890	0008014	0000890
CONTINENTAL ENTERPRISES INC	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 ⁺
2025	\$53,347	\$23,250	\$76,597	\$76,597
2024	\$69,750	\$23,250	\$93,000	\$93,000
2023	\$67,750	\$23,250	\$91,000	\$91,000
2022	\$53,000	\$5,000	\$58,000	\$58,000
2021	\$42,698	\$5,000	\$47,698	\$47,698
2020	\$42,698	\$5,000	\$47,698	\$47,698

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

There are no exemptions for this property

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.