



Address: [3912 CRENSHAW AVE](#)
City: FORT WORTH
Georeference: 40950-12-3
Subdivision: SUNSHINE HILL
Neighborhood Code: 1H040N

Latitude: 32.7179893844
Longitude: -97.2664404336
TAD Map: 2066-380
MAPSCO: TAR-078V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSHINE HILL Block 12 Lot 3

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: 1948
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03056155
Site Name: SUNSHINE HILL-12-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,834
Percent Complete: 100%
Land Sqft^{*}: 18,359
Land Acres^{*}: 0.4214
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:
CONCHAS EDUARDO
Primary Owner Address:
3621 AVENUE N
FORT WORTH, TX 76105

Deed Date: 2/27/2020
Deed Volume:
Deed Page:
Instrument: [D220072148](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONCHAS EDUARDO;CONCHAS EDUARDO JR	4/6/2012	D212083849	0000000	0000000
MUNOZ JOSE E;MUNOZ MARIA	3/23/2006	D206102484	0000000	0000000
RAMIREZ ROGELIO	9/23/2003	D203367870	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	11/5/2002	D202320258	0016122	0000448
TUCKER ALLEN	5/21/1983	00075190001843	0007519	0001843

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	\$122,535	\$38,359	\$160,894	\$160,894
2024	\$122,535	\$38,359	\$160,894	\$160,894
2023	\$119,603	\$38,359	\$157,962	\$157,962
2022	\$102,676	\$5,000	\$107,676	\$107,676
2021	\$89,790	\$5,000	\$94,790	\$94,790
2020	\$96,095	\$5,000	\$101,095	\$101,095

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.