



**Address:** [3016 MOUNT VERNON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41120-53-5  
**Subdivision:** SYCAMORE HEIGHTS  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7414966607  
**Longitude:** -97.2816397967  
**TAD Map:** 2066-388  
**MAPSCO:** TAR-078F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SYCAMORE HEIGHTS Block 53  
Lot 5 50% UNDIVIDED INTEREST

**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)

**Site Number:** 03069230  
**Site Name:** SYCAMORE HEIGHTS-53-5-50  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,232  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**Pool:** N

**State Code:** A

**Year Built:** 1926

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$93,462

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

LE UT THI

**Primary Owner Address:**

3016 MT VERNON AVE  
FORT WORTH, TX 76103

**Deed Date:** 1/9/1998

**Deed Volume:** 0013042

**Deed Page:** 0000434

**Instrument:** 00130420000434

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOUNG HA THUAN;LOUNG HA VAN	8/15/1988	00093570000514	0009357	0000514
RODGERS I D	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 <sup>+</sup>
2025	\$82,962	\$10,500	\$93,462	\$64,768
2024	\$82,962	\$10,500	\$93,462	\$58,880
2023	\$83,162	\$10,500	\$93,662	\$53,527
2022	\$63,668	\$3,500	\$67,168	\$48,661
2021	\$51,817	\$3,500	\$55,317	\$44,237
2020	\$47,762	\$3,500	\$51,262	\$40,215

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.