



**Address:** [3021 MC LEAN ST](#)  
**City:** FORT WORTH  
**Georeference:** 41120-53-11  
**Subdivision:** SYCAMORE HEIGHTS  
**Neighborhood Code:** APT-Stop Six

**Latitude:** 32.7410430352  
**Longitude:** -97.2818144771  
**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 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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$5,250

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80212360

**Site Name:** VACANT LAND

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

<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:**

PHAN HICKLER VAN

**Primary Owner Address:**

6501 JULIETTE RUN  
ARLINGTON, TX 76002

**Deed Date:** 12/23/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219293882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARISMENDY ROBERT	11/26/2019	<a href="#">D219279530</a>		
FORT WORTH CITY OF	1/4/2017	<a href="#">D217068914</a>		
FLAMINGO ABUNDANCE LLC	11/30/2009	<a href="#">D209333361</a>	0000000	0000000
ALCALA ANA KARLA	3/30/2007	<a href="#">D207118042</a>	0000000	0000000
FLAMINGO PROPERTIES INC	8/25/1998	00133840000464	0013384	0000464
BAKER MONTHRA	6/1/1994	00129110000036	0012911	0000036
WROTENBERY PATTIE	4/15/1994	00116180000946	0011618	0000946
HARBER W H	3/22/1994	00116110000545	0011611	0000545
GILBERT WARREN A JR	12/20/1988	00094810001712	0009481	0001712
GILBERT WARREN A ETAL JR	5/7/1988	00092580000039	0009258	0000039
WILKERSON BOB *ERROR*	5/6/1988	00092770000439	0009277	0000439
GILBERT WARREN A ETAL JR	5/3/1988	00092580000039	0009258	0000039
STAPLES JOHN S;STAPLES NANCY B	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	\$0	\$5,250	\$5,250	\$5,250
2024	\$0	\$5,250	\$5,250	\$5,250
2023	\$0	\$5,250	\$5,250	\$5,250
2022	\$0	\$5,250	\$5,250	\$5,250
2021	\$0	\$5,250	\$5,250	\$5,250
2020	\$0	\$5,250	\$5,250	\$5,250

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

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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.