



Address: [3025 MC LEAN ST](#)
City: FORT WORTH
Georeference: 41120-53-14
Subdivision: SYCAMORE HEIGHTS
Neighborhood Code: APT-Stop Six

Latitude: 32.7410393095
Longitude: -97.2813349329
TAD Map: 2066-388
MAPSCO: TAR-078F



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

PROPERTY DATA

Legal Description: SYCAMORE HEIGHTS Block 53
Lot 14

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: 800040955

Site Name: VACANT / 03069338

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

PHAN HICKLER VAN

Primary Owner Address:

6501 JULIETTE RUN
ARLINGTON, TX 76002

Deed Date: 6/6/2019

Deed Volume:

Deed Page:

Instrument: [D219122632](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARISMENDY ROBERT	1/11/2019	D219010981		
FORT WORTH CITY OF	1/4/2017	D217068931		
FLAMINGO ABUNDANCE LLC	11/30/2009	D209333361	0000000	0000000
ALCALA ANA KARLA	3/30/2007	D207118042	0000000	0000000
FLAMINGO PROPERTIES INC	3/7/2002	00156030000363	0015603	0000363
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
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 ⁺
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

There are no exemptions for this property

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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.