



Address: [3324 BROWNING CT](#)
City: FORT WORTH
Georeference: 41160-42-15
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH
Neighborhood Code: 3H050L

Latitude: 32.7872648366
Longitude: -97.2975306965
TAD Map: 2060-404
MAPSCO: TAR-063H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SYLVAN HEIGHTS ADDN-FORT WORTH Block 42 Lot 15

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$273,359

Protest Deadline Date: 5/24/2024

Site Number: 03076156

Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-42-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,503

Percent Complete: 100%

Land Sqft^{*}: 8,750

Land Acres^{*}: 0.2008

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:

SUHANI AL NAWAZ

Primary Owner Address:

3540 OAKSTONE DR
PLANO, TX 75025

Deed Date: 11/26/2024

Deed Volume:

Deed Page:

Instrument: [D224212588](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PASTRANA AGUSTIN	1/27/2012	D212038234	0000000	0000000
BANK OF AMERICA NA	3/1/2011	D211060726	0000000	0000000
MARTINEZ RICARDO	12/18/2006	D207010790	0000000	0000000
BARTON DEBRA M	7/23/2004	D204236102	0000000	0000000
HART DIXIE LEE	10/19/1993	00112910001858	0011291	0001858
PRUDENTIAL RELOC MGMT	8/19/1993	00112910001854	0011291	0001854
SHERLEY PAULA N	2/11/1993	00109470001907	0010947	0001907
WALKER DAVID K;WALKER JEFFREY W	5/29/1987	00089630000547	0008963	0000547
PORTER CLARA B EST	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	\$199,250	\$43,750	\$243,000	\$243,000
2024	\$229,609	\$43,750	\$273,359	\$273,359
2023	\$224,315	\$43,750	\$268,065	\$268,065
2022	\$175,055	\$30,625	\$205,680	\$205,680
2021	\$167,247	\$20,000	\$187,247	\$187,247
2020	\$140,955	\$20,000	\$160,955	\$160,955

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.