



Address: [3223 MOUNT VERNON AVE](#)
City: FORT WORTH
Georeference: 41280-1-11
Subdivision: TANDYLAND ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7420612417
Longitude: -97.278249323
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: TANDYLAND ADDITION Block 1
Lot 11 & 12

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: 1928

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$447,616

Protest Deadline Date: 5/24/2024

Site Number: 03084973
Site Name: TANDYLAND ADDITION-1-11-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,698
Percent Complete: 100%
Land Sqft^{*}: 20,834
Land Acres^{*}: 0.4782
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KWASNIAK SUSAN
CARTER ROBERT

Primary Owner Address:
3223 MY VERNON AVE
FORT WORTH, TX 76103

Deed Date: 7/27/2017
Deed Volume:
Deed Page:
Instrument: [D217175827](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN KAREN I	10/21/2005	D205321379	0000000	0000000
KILLMAN STEVE;KILLMAN TANA	4/28/2005	D205124295	0000000	0000000
JP MORGAN CHASE BANK	7/6/2004	D204242679	0000000	0000000
MTG ELECTRONIC REG SYS INC	7/6/2004	D204221691	0000000	0000000
CURTIS TONY R	8/21/2003	D203314694	0017108	0000104
HARRIS DAVID;HARRIS K MCCORQUODALE	8/15/2003	D203301190	0017070	0000350
CURTIS TONY R	10/1/2002	00168540000179	0016854	0000179
HARRIS D JR;HARRIS K MCCORQUODALE	4/1/1997	00127190001068	0012719	0001068
CAYCE JOHN H	4/15/1991	00102330002353	0010233	0002353
CAYCE JOHN H	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	\$406,782	\$40,834	\$447,616	\$352,413
2024	\$406,782	\$40,834	\$447,616	\$320,375
2023	\$351,418	\$40,834	\$392,252	\$291,250
2022	\$293,600	\$10,500	\$304,100	\$264,773
2021	\$230,203	\$10,500	\$240,703	\$240,703
2020	\$249,309	\$10,500	\$259,809	\$219,360

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)

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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.