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**Address:** [3218 MC LEAN ST](#)  
**City:** FORT WORTH  
**Georeference:** 41280-3-2  
**Subdivision:** TANDYLAND ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7405419248  
**Longitude:** -97.2783868925  
**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 3  
Lot 2

**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:** 1941

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03085139

**Site Name:** TANDYLAND ADDITION-3-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,060

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,370

**Land Acres<sup>\*</sup>:** 0.1921

**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:**

MAI HIEU VIET

**Primary Owner Address:**

3218 MCLEAN ST  
FORT WORTH, TX 76103-2915

**Deed Date:** 6/6/1996

**Deed Volume:** 0012394

**Deed Page:** 0000285

**Instrument:** 00123940000285

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE WESLEY C	12/31/1900	0000000000000000	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	\$151,012	\$25,110	\$176,122	\$176,122
2024	\$151,012	\$25,110	\$176,122	\$176,122
2023	\$151,377	\$25,110	\$176,487	\$176,487
2022	\$116,041	\$7,000	\$123,041	\$123,041
2021	\$94,560	\$7,000	\$101,560	\$101,560
2020	\$87,159	\$7,000	\$94,159	\$94,159

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.