



**Address:** [3204 MC LEAN ST](#)  
**City:** FORT WORTH  
**Georeference:** 41280-3-9  
**Subdivision:** TANDYLAND ADDITION  
**Neighborhood Code:** M1F01A

**Latitude:** 32.7405449878  
**Longitude:** -97.2789994749  
**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 9

**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:** B

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03085171

**Site Name:** TANDYLAND ADDITION-3-9

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,248

**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:**

ROUACH SOPHIE

**Primary Owner Address:**

325 W 86TH ST #11C  
NEW YORK, NY 10024

**Deed Date:** 2/11/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221048391](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEKORO HOMES LLC	11/30/2020	<a href="#">D220315442</a>		
YUSUFALI ALIASGHER;YUSUFALI FAEZA H	4/12/2016	<a href="#">D216076703</a>		
JUNO GEORGE	10/27/2008	<a href="#">D208413646</a>	0000000	0000000
MOORE PATRICIA	4/28/2008	<a href="#">D208157132</a>	0000000	0000000
DLJ MORTGAGE CAPITAL INC	6/5/2007	<a href="#">D207202269</a>	0000000	0000000
UME CHARLES	3/8/2006	<a href="#">D206082477</a>	0000000	0000000
BARTLEY TROY L	7/25/1996	00127670000510	0012767	0000510
WOOD EARL A;WOOD JERRY W YOWELL	2/28/1995	00127530000168	0012753	0000168
CASTLE CREEK PROPERTY INV INC	1/2/1994	00117820001208	0011782	0001208
YOWELL EARL A WOOD;YOWELL JERRY W	1/1/1994	00117820001205	0011782	0001205
CAT PROPERTY INVESTMENTS INC	12/31/1990	00107210001763	0010721	0001763
YOWELL EARL WOOD;YOWELL JERRY	4/16/1986	00085180002025	0008518	0002025
PROPERTY INVESTORS JV #1	12/28/1984	00080450000862	0008045	0000862
PHILIP H THOMAS	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	\$428,345	\$7,000	\$435,345	\$435,345
2024	\$428,345	\$7,000	\$435,345	\$435,345
2023	\$405,667	\$7,000	\$412,667	\$412,667
2022	\$362,360	\$7,000	\$369,360	\$369,360
2021	\$314,000	\$7,000	\$321,000	\$321,000
2020	\$132,900	\$7,000	\$139,900	\$139,900

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ 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.