



Address: [3312 MC LEAN ST](#)
City: FORT WORTH
Georeference: 41280-4-4
Subdivision: TANDYLAND ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7405353587
Longitude: -97.2773232879
TAD Map: 2066-388
MAPSCO: TAR-078G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TANDYLAND ADDITION Block 4
Lot 4

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: 1948
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$173,519
Protest Deadline Date: 5/24/2024

Site Number: 03085244
Site Name: TANDYLAND ADDITION-4-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,035
Percent Complete: 100%
Land Sqft^{*}: 8,100
Land Acres^{*}: 0.1859
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:
MEDELLIN EUFEMIO
MEDELLIN PATRICI
Primary Owner Address:
3312 MCLEAN ST
FORT WORTH, TX 76103-2917

Deed Date: 3/9/2001
Deed Volume: 0014775
Deed Page: 0000119
Instrument: 00147750000119

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENLE INVESTMENTS CORP	1/9/2001	00146920000332	0014692	0000332
COVENANT FINANCE INC	12/19/2000	00146580000358	0014658	0000358
NGO LAN;NGO YEN CO	5/6/1993	00110500000099	0011050	0000099
AUSTIN LINDA M	12/31/1985	00084130002215	0008413	0002215
L J AUSTIN	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	\$149,219	\$24,300	\$173,519	\$117,756
2024	\$149,219	\$24,300	\$173,519	\$107,051
2023	\$149,583	\$24,300	\$173,883	\$97,319
2022	\$114,763	\$7,000	\$121,763	\$88,472
2021	\$93,598	\$7,000	\$100,598	\$80,429
2020	\$86,272	\$7,000	\$93,272	\$73,117

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)

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.