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Address: [3304 MOUNT VERNON AVE](#)
City: FORT WORTH
Georeference: 41280-5-5
Subdivision: TANDYLAND ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7414965753
Longitude: -97.2775075209
TAD Map: 2066-388
MAPSCO: TAR-078G



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

PROPERTY DATA

Legal Description: TANDYLAND ADDITION Block 5
Lot 5

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: 1927

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$249,422

Protest Deadline Date: 5/24/2024

Site Number: 03085325

Site Name: TANDYLAND ADDITION-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,770

Percent Complete: 100%

Land Sqft^{*}: 8,580

Land Acres^{*}: 0.1969

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:

PRUITT KAREN

Primary Owner Address:

3304 MT VERNON AVE
FORT WORTH, TX 76103-2933

Deed Date: 1/30/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208040933](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALIENTE PROPERTIES LLC	9/28/2007	D207354957	0000000	0000000
THE REAL ADVANTAGE INC	9/28/2007	D207354923	0000000	0000000
CO KHAI THANH	1/22/2005	D205031690	0000000	0000000
THANK CO CO;THANK CO KHAI	11/5/1990	00100930000528	0010093	0000528
HOLT F O	12/31/1900	000000000000000	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	\$223,682	\$25,740	\$249,422	\$161,495
2024	\$223,682	\$25,740	\$249,422	\$146,814
2023	\$190,892	\$25,740	\$216,632	\$133,467
2022	\$170,082	\$7,000	\$177,082	\$121,334
2021	\$137,172	\$7,000	\$144,172	\$110,304
2020	\$126,437	\$7,000	\$133,437	\$100,276

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.