

# Tarrant Appraisal District Property Information | PDF Account Number: 03085376

#### Address: <u>3309 MC LEAN ST</u>

City: FORT WORTH Georeference: 41280-5-9 Subdivision: TANDYLAND ADDITION Neighborhood Code: 1H030C

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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 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: A Year Built: 1945 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$163.000 Protest Deadline Date: 5/24/2024

Latitude: 32.7410998222 Longitude: -97.2773090179 TAD Map: 2066-388 MAPSCO: TAR-078G



Site Number: 03085376 Site Name: TANDYLAND ADDITION-5-9 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,173 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,580 Land Acres<sup>\*</sup>: 0.1969 Pool: N

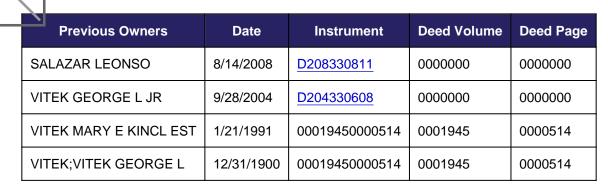
#### +++ Rounded.

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

### **OWNER INFORMATION**

Current Owner: SALAZAR ROLANDO

Primary Owner Address: 3309 MCLEAN ST FORT WORTH, TX 76103 Deed Date: 1/1/2021 Deed Volume: Deed Page: Instrument: D223019182



## VALUES

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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	\$124,260	\$25,740	\$150,000	\$131,769
2024	\$137,260	\$25,740	\$163,000	\$119,790
2023	\$143,260	\$25,740	\$169,000	\$108,900
2022	\$134,245	\$7,000	\$141,245	\$99,000
2021	\$83,000	\$7,000	\$90,000	\$90,000
2020	\$83,000	\$7,000	\$90,000	\$90,000

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.