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Address: [3116 PIONEER ST](#)
City: FORT WORTH
Georeference: 41360-4-7
Subdivision: TARRANT ADDITION (FT WORTH)
Neighborhood Code: 1H050D

Latitude: 32.6891965956
Longitude: -97.282696145
TAD Map: 2066-372
MAPSCO: TAR-092F



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

PROPERTY DATA

Legal Description: TARRANT ADDITION (FT WORTH) Block 4 Lot 7

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: 1952

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03094677

Site Name: TARRANT ADDITION (FT WORTH)-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,427

Percent Complete: 100%

Land Sqft^{*}: 20,000

Land Acres^{*}: 0.4591

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:

BRISENO VIANNEY SANCEN ROSAS

Primary Owner Address:

3116 PIONEER ST
FORT WORTH, TX 76119

Deed Date: 9/11/2023

Deed Volume:

Deed Page:

Instrument: M223011007

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCEN VIANNEY	2/27/2023	D223036034		
MACK PEGGIE PERRIN	5/5/2007	000000000000000	0000000	0000000
MACK KENNY EST	2/28/1995	00118940000505	0011894	0000505
HAND W A EST	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	\$170,662	\$40,000	\$210,662	\$210,662
2024	\$170,662	\$40,000	\$210,662	\$210,662
2023	\$88,822	\$40,000	\$128,822	\$83,645
2022	\$82,846	\$10,000	\$92,846	\$76,041
2021	\$67,231	\$10,000	\$77,231	\$69,128
2020	\$78,976	\$10,000	\$88,976	\$62,844

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.