



**Address:** [3804 MATTISON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 42265--8  
**Subdivision:** TIPTON PLACE ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7498984619  
**Longitude:** -97.3739761957  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIPTON PLACE ADDITION Lot 8

**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:** 1920

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$824,079

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

**Site Number:** 03154742

**Site Name:** TIPTON PLACE ADDITION-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,760

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** Y

<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:**

HANNAH NANCY S

**Primary Owner Address:**

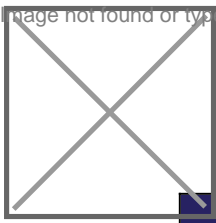
3804 MATTISON AVE  
FORT WORTH, TX 76107-2621

**Deed Date:** 11/7/2002

**Deed Volume:** 0016171

**Deed Page:** 0000058

**Instrument:** 00161710000058



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANNAH J KYLE	4/13/2001	00148280000433	0014828	0000433
HANNAH JAN A	11/3/1995	00119610000418	0011961	0000418
HANNAH JAN A	5/5/1995	00119610000418	0011961	0000418
MCGEE BETTY JUANITA	12/14/1994	00118230000368	0011823	0000368
RUDDER TRISH	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	\$599,079	\$225,000	\$824,079	\$793,334
2024	\$599,079	\$225,000	\$824,079	\$721,213
2023	\$618,747	\$225,000	\$843,747	\$655,648
2022	\$510,180	\$225,000	\$735,180	\$596,044
2021	\$339,784	\$225,000	\$564,784	\$541,858
2020	\$386,996	\$225,000	\$611,996	\$492,598

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.