



**Address:** [3617 E FAIRFAX AVE](#)  
**City:** FORT WORTH  
**Georeference:** 42460-5-23  
**Subdivision:** TRENTMAN CITY ADDITION  
**Neighborhood Code:** 1H050D

**Latitude:** 32.6865866832  
**Longitude:** -97.2702184288  
**TAD Map:** 2066-368  
**MAPSCO:** TAR-092G



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

## PROPERTY DATA

**Legal Description:** TRENTMAN CITY ADDITION  
Block 5 Lot 23

**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:** \$137,837

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

**Site Number:** 03168573  
**Site Name:** TRENTMAN CITY ADDITION-5-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,224  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 38,598  
**Land Acres<sup>\*</sup>:** 0.8861  
**Pool:** N

<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:**

CABRAL MARIA

**Primary Owner Address:**

3617 FAIRFAX AVE  
FORT WORTH, TX 76119-4945

**Deed Date:** 5/24/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** 325-676554-20

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABRAL HILARIO JR;CABRAL MARIA	4/10/1995	00123390001528	0012339	0001528
BERENJINATAJ MOHAMMAD H	6/8/1994	00116290000866	0011629	0000866
BLACKSTONE FRANCES	2/4/1994	00114620002292	0011462	0002292
GOLESTANI DIANA E;GOLESTANI G R	2/5/1993	00109420001105	0010942	0001105
BRAUDAWAY JAMES H	8/7/1991	00103430001816	0010343	0001816
FAIRL FRANCES	7/13/1990	00099860001416	0009986	0001416
EUBANKS DOROTHY;EUBANKS O JR	1/2/1990	00098030000970	0009803	0000970
VILLAVICENCIO CAND;VILLAVICENCIO FIDEL	3/25/1988	00092640002268	0009264	0002268
VASQUEZ DAMARIS;VASQUEZ JOSE M	8/23/1983	00075960007227	0007596	0007227
OTTO EUBANKS JR	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	\$79,238	\$58,599	\$137,837	\$90,773
2024	\$79,238	\$58,599	\$137,837	\$82,521
2023	\$61,697	\$58,599	\$120,296	\$75,019
2022	\$63,213	\$10,000	\$73,213	\$68,199
2021	\$51,999	\$10,000	\$61,999	\$61,999
2020	\$59,427	\$10,000	\$69,427	\$69,427

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)

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## Tarrant Appraisal District Property Information | PDF

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.