



# Tarrant Appraisal District Property Information | PDF Account Number: 03262545

Address: <u>3012 MANSFIELD HWY</u>

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City: FOREST HILL Georeference: 44600-3-10-30 Subdivision: VICKERY ACRES ADDITION Neighborhood Code: WH-South Arlington/Mansfield General

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

## PROPERTY DATA

Legal Description: VICKERY ACRES ADDITION Block 3 Lot 10 & W 15' LT 9 S 0F HWY Jurisdictions: Site Number: 80229190 CITY OF FOREST HILL (010) Site Name: VACANT LAND **TARRANT COUNTY (220)** Site Class: LandVacantComm - Vacant Land -Commercial **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225) Primary Building Name:** FORT WORTH ISD (905) State Code: C1C **Primary Building Type:** Year Built: 0 Gross Building Area+++: 0 Personal Property Account: N/A Net Leasable Area+++: 0 Agent: None **Percent Complete: 0%** Notice Sent Date: 4/15/2025 Land Sqft\*: 24,437 Notice Value: \$134,404 Land Acres\*: 0.5609 Protest Deadline Date: 5/31/2024 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: CARRANZA CANDIDO Primary Owner Address: 3332 S MAIN ST FORT WORTH, TX 76110

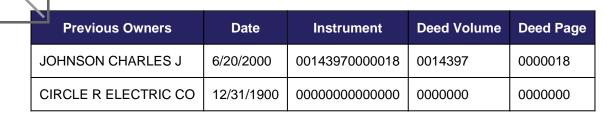
Deed Date: 7/22/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205217549

Latitude: 32.6860931174

TAD Map: 2060-368 MAPSCO: TAR-092E

Longitude: -97.2872402388

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#### 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$134,404	\$134,404	\$58,649
2024	\$0	\$48,874	\$48,874	\$48,874
2023	\$0	\$48,874	\$48,874	\$48,874
2022	\$0	\$48,874	\$48,874	\$48,874
2021	\$0	\$48,874	\$48,874	\$48,874
2020	\$0	\$48,874	\$48,874	\$48,874

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**

#### There are no exemptions for this property

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.