



Address: [3509 VALENCIA CT](#)
City: FORT WORTH
Georeference: 45390-11-10
Subdivision: WAVERLY PARK ADDITION
Neighborhood Code: 4W003L

Latitude: 32.7216180362
Longitude: -97.4602897871
TAD Map: 2012-380
MAPSCO: TAR-073P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WAVERLY PARK ADDITION
Block 11 Lot 10

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: 1955
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03315959
Site Name: WAVERLY PARK ADDITION-11-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,261
Percent Complete: 100%
Land Sqft^{*}: 9,030
Land Acres^{*}: 0.2073
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:
PLASCENCIA JOSE O O
OCAMPO LIDIA E
Primary Owner Address:
3509 VALENCIA CT
FORT WORTH, TX 76116

Deed Date: 1/28/2016
Deed Volume:
Deed Page:
Instrument: [D216022104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ERIVES JESUS M;ERIVES NANCY E	3/25/2005	D205090684	0000000	0000000
ERIVES JAVIER;ERIVES JOEL	5/2/2003	00167240000220	0016724	0000220
BEATTY DONNA	8/28/2000	00145850000004	0014585	0000004
BEATTY DONNA K;BEATTY TEDDY W	9/1/1993	00112340002053	0011234	0002053
COX DESMOND R	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 ⁺
2025	\$179,757	\$35,000	\$214,757	\$214,757
2024	\$179,757	\$35,000	\$214,757	\$214,757
2023	\$166,559	\$35,000	\$201,559	\$201,559
2022	\$132,372	\$35,000	\$167,372	\$167,372
2021	\$112,349	\$35,000	\$147,349	\$147,349
2020	\$95,819	\$35,000	\$130,819	\$130,819

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.