



Address: [3544 BRANDON LN](#)
City: FORT WORTH
Georeference: 45390-17-8
Subdivision: WAVERLY PARK ADDITION
Neighborhood Code: 4W003L

Latitude: 32.7201514614
Longitude: -97.4622189214
TAD Map: 2006-380
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 17 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: 1957

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$141,617

Protest Deadline Date: 5/24/2024

Site Number: 03317110
Site Name: WAVERLY PARK ADDITION-17-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,404
Percent Complete: 100%
Land Sqft^{*}: 8,750
Land Acres^{*}: 0.2008
Pool: N

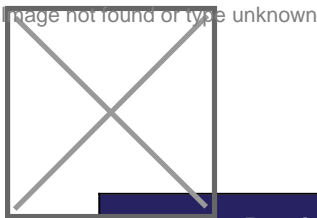
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FLATT CHARLES WELDON SR
Primary Owner Address:
3544 BRANDON LN
FORT WORTH, TX 76116

Deed Date: 12/28/2018
Deed Volume:
Deed Page:
Instrument: [D219006447](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLATT CHARLES;FLATT CHARLOTTE	10/25/2010	D211019137	0000000	0000000
FISHER CYNTHIA LOUISE	12/31/2009	000000000000000	0000000	0000000
EDMONDS JAMES G EST JR	12/10/2007	D207452779	0000000	0000000
JJL PROPERTIES LLC	7/9/2003	00169410000353	0016941	0000353
EDMONDS JAMES GUELD JR	5/8/2003	000000000000000	0000000	0000000
EDMONDS JAMES G EST	8/14/1966	00042710000613	0004271	0000613

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	\$106,617	\$35,000	\$141,617	\$141,617
2024	\$106,617	\$35,000	\$141,617	\$139,283
2023	\$100,114	\$35,000	\$135,114	\$126,621
2022	\$80,826	\$35,000	\$115,826	\$115,110
2021	\$69,645	\$35,000	\$104,645	\$104,645
2020	\$65,924	\$35,000	\$100,924	\$100,924

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.