



Address: [3136 WAITS AVE](#)
City: FORT WORTH
Georeference: 45450-13-9
Subdivision: WEATHERFORD, P R ADDITION
Neighborhood Code: M4T03A

Latitude: 32.7046962464
Longitude: -97.3575756329
TAD Map: 2042-376
MAPSCO: TAR-076X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEATHERFORD, P R
ADDITION Block 13 Lot 9

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: B

Year Built: 1950

Personal Property Account: N/A

Agent: FORTRESS TAX DEFENSE LLC (12137)

Protest Deadline Date: 5/24/2024

Site Number: 03320790

Site Name: WEATHERFORD, P R ADDITION-13-9

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,960

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

CASA RANA LLC

Primary Owner Address:

3202 PRINCETON AVE
DALLAS, TX 75205

Deed Date: 3/28/2019

Deed Volume:

Deed Page:

Instrument: [D219063949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TERRA FIRMA QUO LLC	10/11/2007	D207365053	0000000	0000000
PETERSON DAVID M;PETERSON T JAN	8/1/2007	D207280381	0000000	0000000
WOOD DAWN M;WOOD MIKE C	12/17/1997	00130210000086	0013021	0000086
KING CAROL ANNELLE NOEL	2/19/1986	00084610002277	0008461	0002277
CAROL & JAMES L NOEL III	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	\$116,000	\$125,000	\$241,000	\$241,000
2024	\$129,961	\$125,000	\$254,961	\$254,961
2023	\$93,750	\$156,250	\$250,000	\$250,000
2022	\$110,747	\$110,000	\$220,747	\$220,747
2021	\$96,307	\$110,000	\$206,307	\$206,307
2020	\$169,171	\$110,000	\$279,171	\$279,171

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.