



Address: [3501 MC CLURE ST](#)
City: FORT WORTH
Georeference: 45670-15-3
Subdivision: WEISENBERGER SUNNY HILL GARDEN
Neighborhood Code: 220-Nominal Value

Latitude: 32.6982868736
Longitude: -97.3091578243
TAD Map: 2054-372
MAPSCO: TAR-091C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEISENBERGER SUNNY HILL
GARDEN Block 15 Lot 3

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03383377

Site Name: WEISENBERGER SUNNY HILL GARDEN-15-3

Site Class: ResNom - Residential - Nominal Value

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1800

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:

DURAN JOSE

DURAN MARICELA DURAN

Primary Owner Address:

3529 5TH AVE

FORT WORTH, TX 76110-5017

Deed Date: 3/10/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208089120](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| RUIZ DANIEL | 2/22/2007 | D207072412 | 0000000 | 0000000 |
| ACOSTA JUAN | 5/11/2005 | D205137286 | 0000000 | 0000000 |
| SANDERS DIANE;SANDERS STANLEY | 5/6/1991 | 00102610002136 | 0010261 | 0002136 |
| EMERTON AUDREY B | 7/10/1986 | 00086080001933 | 0008608 | 0001933 |
| SANDERS DIANE;SANDERS STANLEY | 9/16/1985 | 00083090001308 | 0008309 | 0001308 |
| EMERTON LEWIS | 12/31/1900 | 000000000000000 | 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 | \$0 | \$85 | \$85 | \$85 |
| 2024 | \$0 | \$85 | \$85 | \$85 |
| 2023 | \$0 | \$85 | \$85 | \$85 |
| 2022 | \$0 | \$85 | \$85 | \$85 |
| 2021 | \$0 | \$85 | \$85 | \$85 |
| 2020 | \$0 | \$85 | \$85 | \$85 |

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.