



Address: [3016 GUNNISON TR](#)
City: FORT WORTH
Georeference: 46065-9-5
Subdivision: WESTERN HILLS ADDITION SEC I
Neighborhood Code: 4W001B

Latitude: 32.7303831917
Longitude: -97.4596864414
TAD Map: 2012-384
MAPSCO: TAR-073L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN HILLS ADDITION
SEC I Block 9 Lot 5

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: 1969
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$178,441
Protest Deadline Date: 5/24/2024

Site Number: 03422585
Site Name: WESTERN HILLS ADDITION SEC I-9-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,760
Percent Complete: 100%
Land Sqft^{*}: 11,972
Land Acres^{*}: 0.2748
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:
DANIELLS MELVIN
Primary Owner Address:
3016 GUNNISON TRL
FORT WORTH, TX 76116

Deed Date: 4/21/2016
Deed Volume:
Deed Page:
Instrument: [D216283814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FICKEN HOMER R EST	12/31/1900	0000000000000000	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	\$143,441	\$35,000	\$178,441	\$178,441
2024	\$143,441	\$35,000	\$178,441	\$177,440
2023	\$126,309	\$35,000	\$161,309	\$161,309
2022	\$128,618	\$35,000	\$163,618	\$156,278
2021	\$107,071	\$35,000	\$142,071	\$142,071
2020	\$126,789	\$35,000	\$161,789	\$161,789

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.