



Address: [3108 GUNNISON TR](#)
City: FORT WORTH
Georeference: 46065-9-11R
Subdivision: WESTERN HILLS ADDITION SEC I
Neighborhood Code: 4W001B

Latitude: 32.7286256786
Longitude: -97.4597018968
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 11R

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: 1958

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$273,452

Protest Deadline Date: 5/24/2024

Site Number: 03422674

Site Name: WESTERN HILLS ADDITION SEC I-9-11R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,188

Percent Complete: 100%

Land Sqft^{*}: 16,060

Land Acres^{*}: 0.3686

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:

CARLSON BRYCE A

Primary Owner Address:

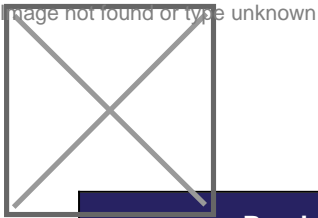
3108 GUNNISON TR
FORT WORTH, TX 76116

Deed Date: 5/21/2015

Deed Volume:

Deed Page:

Instrument: [D215108451](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCHENRY MARIA;MCHENRY ROBERT F	3/2/1995	00118980001528	0011898	0001528
MCHENRY FRANCIS T	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	\$238,452	\$35,000	\$273,452	\$273,452
2024	\$238,452	\$35,000	\$273,452	\$267,916
2023	\$209,312	\$35,000	\$244,312	\$243,560
2022	\$211,164	\$35,000	\$246,164	\$221,418
2021	\$176,036	\$35,000	\$211,036	\$201,289
2020	\$147,990	\$35,000	\$182,990	\$182,990

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.