



Address: [3053 SAN MARCOS DR](#)
City: FORT WORTH
Georeference: 46075-67-4R
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: 4W001A

Latitude: 32.7294256049
Longitude: -97.4680690489
TAD Map: 2006-384
MAPSCO: TAR-073K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 67 Lot 4R

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: 1960
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$296,774
Protest Deadline Date: 5/24/2024

Site Number: 03433021
Site Name: WESTERN HILLS ADD SEC III-VIII-67-4R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,929
Percent Complete: 100%
Land Sqft^{*}: 9,750
Land Acres^{*}: 0.2238
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:
PEREZ FREDY
Primary Owner Address:
3053 SAN MARCOS DR
FORT WORTH, TX 76116
Deed Date: 1/11/2017
Deed Volume:
Deed Page:
Instrument: [D217017704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINNEY MARJORIE P	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	\$266,774	\$30,000	\$296,774	\$257,682
2024	\$266,774	\$30,000	\$296,774	\$234,256
2023	\$257,158	\$30,000	\$287,158	\$212,960
2022	\$217,433	\$30,000	\$247,433	\$193,600
2021	\$189,982	\$30,000	\$219,982	\$176,000
2020	\$130,000	\$30,000	\$160,000	\$160,000

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.