



Address: [312 FLAXSEED LN](#)
City: FORT WORTH
Georeference: 46280-26-9
Subdivision: WESTPOINT ADDITION (FT WORTH)
Neighborhood Code: 2W300C

Latitude: 32.754953034
Longitude: -97.4950612153
TAD Map: 2000-392
MAPSCO: TAR-058Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTPOINT ADDITION (FT WORTH) Block 26 Lot 9

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A
Year Built: 1979
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$358,349
Protest Deadline Date: 5/24/2024

Site Number: 03486524
Site Name: WESTPOINT ADDITION (FT WORTH)-26-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,899
Percent Complete: 100%
Land Sqft^{*}: 9,382
Land Acres^{*}: 0.2153
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:
SHERMAN CONSTANCE V
SHERMAN BENJAMIN D
SHERMAN DAVID F
Primary Owner Address:
312 FLAXSEED LN
FORT WORTH, TX 76108-3810

Deed Date: 6/5/2017
Deed Volume:
Deed Page:
Instrument: [D217128710](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHANNON NATALIE	8/11/2015	D215180834		
MALLARD JOEL H;MALLARD STACY L	8/25/2000	00144930000581	0014493	0000581
STEVENS RONDEL L	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	\$236,000	\$50,000	\$286,000	\$286,000
2024	\$308,349	\$50,000	\$358,349	\$273,230
2023	\$308,896	\$50,000	\$358,896	\$248,391
2022	\$230,732	\$35,000	\$265,732	\$225,810
2021	\$170,282	\$35,000	\$205,282	\$205,282
2020	\$170,282	\$35,000	\$205,282	\$205,282

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.