



Address: [3413 BRADY AVE](#)
City: FORT WORTH
Georeference: 47320-8-3
Subdivision: WINDSOR PLACE ADDITION
Neighborhood Code: 4T003M

Latitude: 32.6914446052
Longitude: -97.3656641712
TAD Map: 2036-372
MAPSCO: TAR-090E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINDSOR PLACE ADDITION
Block 8 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: A

Year Built: 1948

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/24/2024

Site Number: 03569578
Site Name: WINDSOR PLACE ADDITION-8-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,180
Percent Complete: 100%
Land Sqft^{*}: 8,646
Land Acres^{*}: 0.1984

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ROARING SPRINGS PROPERTIES LLC
Primary Owner Address:
316 BAILEY AVE
FORT WORTH, TX 76107

Deed Date: 2/24/2016
Deed Volume:
Deed Page:
Instrument: [D216037582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNITED RESIDENTIAL GROUP LLC	2/27/2015	D215042210		
BRANDON JASON ALLEN;BRANDON MELINDA LEE;MAHAN CAROL ANNETTE	9/25/2014	D215042208		
BRANDON CAROL S 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	\$47,080	\$172,920	\$220,000	\$220,000
2024	\$77,080	\$172,920	\$250,000	\$250,000
2023	\$120,310	\$129,690	\$250,000	\$250,000
2022	\$72,310	\$129,690	\$202,000	\$202,000
2021	\$67,499	\$55,000	\$122,499	\$122,499
2020	\$67,499	\$55,000	\$122,499	\$122,499

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.