



**Address:** [3454 BRADY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 47320-10-4  
**Subdivision:** WINDSOR PLACE ADDITION  
**Neighborhood Code:** 4T003M

**Latitude:** 32.6920698286  
**Longitude:** -97.3675817214  
**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 10 Lot 4  
**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:** 1947  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$364,992  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03569888  
**Site Name:** WINDSOR PLACE ADDITION-10-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,179  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,400  
**Land Acres<sup>\*</sup>:** 0.1928  
**Pool:** N

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
HICKS MARY LYNN  
**Primary Owner Address:**  
3454 BRADY AVE  
FORT WORTH, TX 76109-4501  
**Deed Date:** 12/31/1900  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

**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 <sup>+</sup>
2025	\$196,992	\$168,000	\$364,992	\$353,150
2024	\$196,992	\$168,000	\$364,992	\$321,045
2023	\$245,157	\$126,000	\$371,157	\$291,859
2022	\$190,295	\$126,000	\$316,295	\$265,326
2021	\$214,290	\$55,000	\$269,290	\$241,205
2020	\$164,277	\$55,000	\$219,277	\$219,277

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.