



**Address:** [3640 STUART DR](#)  
**City:** FORT WORTH  
**Georeference:** 47800-13-12  
**Subdivision:** WORTH HEIGHTS ADDITION  
**Neighborhood Code:** 4T930L

**Latitude:** 32.6954532851  
**Longitude:** -97.3242913478  
**TAD Map:** 2054-372  
**MAPSCO:** TAR-091A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WORTH HEIGHTS ADDITION  
Block 13 Lot 12

**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:** 1940

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03662292

**Site Name:** WORTH HEIGHTS ADDITION-13-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,232

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

SANCHEZ MARIA IGNACIA

**Primary Owner Address:**

313 EMERALD CT  
BURLESON, TX 76028-6741

**Deed Date:** 2/20/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208095102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ANABELLA	4/18/2007	<a href="#">D207137277</a>	0000000	0000000
SANCHEZ MARIA	2/6/2005	000000000000000	0000000	0000000
SANCHEZ ALBERTO EST;SANCHEZ M	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 <sup>+</sup>
2025	\$42,106	\$37,500	\$79,606	\$79,606
2024	\$42,106	\$37,500	\$79,606	\$79,606
2023	\$42,653	\$37,500	\$80,153	\$80,153
2022	\$33,685	\$20,000	\$53,685	\$53,685
2021	\$28,545	\$20,000	\$48,545	\$48,545
2020	\$32,919	\$20,000	\$52,919	\$52,919

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.