



**Address:** [3805 E FAIRFAX AVE](#)  
**City:** FORT WORTH  
**Georeference:** 42460-5-17B  
**Subdivision:** TRENTMAN CITY ADDITION  
**Neighborhood Code:** 1H050D

**Latitude:** 32.6868241149  
**Longitude:** -97.2680872932  
**TAD Map:** 2066-368  
**MAPSCO:** TAR-092H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRENTMAN CITY ADDITION  
Block 5 Lot 17B

**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:** None

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

**Site Number:** 04738071

**Site Name:** TRENTMAN CITY ADDITION-5-17B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 880

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,997

**Land Acres<sup>\*</sup>:** 0.3443

**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:**

BALBUENA MANUEL GARCIA  
RIVERA BLANCA NELY ARROYO

**Primary Owner Address:**

3805 E FAIRFAX AVE  
FORT WORTH, TX 76119

**Deed Date:** 1/6/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222013126](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPITAL PLUS FINANCIAL LLC	2/23/2021	<a href="#">D221067603</a>		
UNIVERSAL OUTSOURCING LLC	2/22/2021	<a href="#">D221062016</a>		
PEREZ RICARDO A	3/9/2012	<a href="#">D212061517</a>	0000000	0000000
CHEEK CINDY GARZA;CHEEK JESSIE C	11/29/2011	<a href="#">D212061519</a>	0000000	0000000
SELL MARY W ETAL	5/10/2010	<a href="#">D212061518</a>	0000000	0000000
BIRTCH LOIS ANONA EST	5/31/1994	00116210000489	0011621	0000489
MECHACA C CLARK;MECHACA JUAN M	7/19/1991	00103350001416	0010335	0001416
MENCHACA IDA;MENCHACA MIKE	5/1/1985	00081670001190	0008167	0001190
BIRTCH LOIS A	12/31/1900	00000000000000	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	\$63,640	\$34,998	\$98,638	\$98,638
2024	\$63,640	\$34,998	\$98,638	\$98,638
2023	\$49,552	\$34,998	\$84,550	\$84,550
2022	\$50,770	\$7,500	\$58,270	\$58,270
2021	\$41,763	\$7,500	\$49,263	\$49,263
2020	\$47,730	\$7,500	\$55,230	\$55,230

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.