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Address: [3700 BLACK CANYON RD](#)
City: FORT WORTH
Georeference: 31315-8-10
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021F

Latitude: 32.6952616391
Longitude: -97.3979632951
TAD Map: 2030-372
MAPSCO: TAR-089A



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

PROPERTY DATA

Legal Description: OVERTON WOODS ADDITION
Block 8 Lot 10

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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,709,589

Protest Deadline Date: 5/24/2024

Site Number: 04808320

Site Name: OVERTON WOODS ADDITION-8-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,634

Percent Complete: 100%

Land Sqft^{*}: 20,881

Land Acres^{*}: 0.4793

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FRANKEL MARK

FRANKEL LEANNE S

Primary Owner Address:

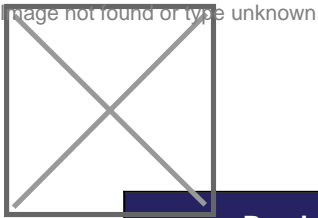
3700 BLACK CANYON RD
FORT WORTH, TX 76109-3244

Deed Date: 8/23/1993

Deed Volume: 0011208

Deed Page: 0001123

Instrument: 00112080001123



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSS DONALD M;ROSS IRENE B	4/21/1983	00074830001520	0007483	0001520
CASSCO LAND CO INC	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	\$1,409,589	\$300,000	\$1,709,589	\$1,301,265
2024	\$1,409,589	\$300,000	\$1,709,589	\$1,182,968
2023	\$1,416,418	\$300,000	\$1,716,418	\$1,075,425
2022	\$839,035	\$300,000	\$1,139,035	\$977,659
2021	\$588,781	\$300,000	\$888,781	\$888,781
2020	\$588,781	\$300,000	\$888,781	\$888,781

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.