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Address: [3588 E LONG AVE](#)
City: FORT WORTH
Georeference: A1047-1G01
Subdivision: MCCOMMAS, JOHN C SURVEY
Neighborhood Code: 2N1001

Latitude: 32.8079661897
Longitude: -97.3031005583
TAD Map: 2060-412
MAPSCO: TAR-049Z



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

PROPERTY DATA

Legal Description: MCCOMMAS, JOHN C SURVEY
Abstract 1047 Tract 1G1 1G2 1G2A 1G2D 2A 2D &
1G2E

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: D1

Year Built: 0

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (96344)

Protest Deadline Date: 8/16/2024

Site Number: 80460194
Site Name: 80460194
Site Class: ResAg - Residential - Agricultural
Parcels: 3
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 1,655,280
Land Acres^{*}: 38.0000

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
MERCANTILE PARTNERS LP
Primary Owner Address:
2650 MEACHAM BLVD
FORT WORTH, TX 76137-4203

Deed Date: 12/9/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205377148](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENERAL INDUSTRIAL CORP	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	\$0	\$0	\$0	\$0
2024	\$0	\$680,000	\$680,000	\$2,812
2023	\$0	\$680,000	\$680,000	\$3,002
2022	\$0	\$680,000	\$680,000	\$3,078
2021	\$0	\$680,000	\$680,000	\$3,154
2020	\$0	\$1,095,537	\$1,095,537	\$5,142

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

- AGRICULTURAL 1D1 23.51

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.