



**Address:** [3602 ROSEBUD DR](#)  
**City:** DALWORTHINGTON GARDENS  
**Georeference:** 12754-B-2  
**Subdivision:** ENCHANTED GARDENS ADDITION  
**Neighborhood Code:** 1L080B

**Latitude:** 32.6805869584  
**Longitude:** -97.1618322573  
**TAD Map:** 2102-368  
**MAPSCO:** TAR-095L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ENCHANTED GARDENS  
ADDITION Block B Lot 2

**Jurisdictions:**

DALWORTHINGTON GARDENS (007)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05435005

**Site Name:** ENCHANTED GARDENS ADDITION-B-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,340

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 25,098

**Land Acres<sup>\*</sup>:** 0.5761

**Pool:** Y

<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:**

NOHINEK JOHN C

NOHINEK APRIL

**Primary Owner Address:**

3602 ROSEBUD DR  
DALWORTHINGTON GARDENS, TX 76016

**Deed Date:** 3/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223044686](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARREDONDO FERNANDO;ARREDONDO HEATHER	7/31/2018	<a href="#">D218169424</a>		
KABA MEDIA;KABA PETER	11/13/1996	00125870000001	0012587	0000001
JCB ENTERPRISES INC	10/27/1995	00121540000938	0012154	0000938
F & H REALTY CORP	12/22/1992	00109120001552	0010912	0001552
FARM & HOME SAVINGS ASSN INC	1/1/1984	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	\$627,046	\$97,954	\$725,000	\$725,000
2024	\$627,046	\$97,954	\$725,000	\$725,000
2023	\$744,270	\$97,954	\$842,224	\$713,227
2022	\$632,488	\$86,430	\$718,918	\$648,388
2021	\$508,612	\$86,430	\$595,042	\$589,444
2020	\$449,428	\$86,430	\$535,858	\$535,858

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.