



**Address:** [3517 SUTTER CT](#)  
**City:** FORT WORTH  
**Georeference:** 40995H-1-19  
**Subdivision:** SUTTER'S MILL ADDITION  
**Neighborhood Code:** 3K400F

**Latitude:** 32.8735826869  
**Longitude:** -97.3044291765  
**TAD Map:** 2060-436  
**MAPSCO:** TAR-035R



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SUTTER'S MILL ADDITION  
Block 1 Lot 19

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A  
**Year Built:** 1996  
**Personal Property Account:** N/A  
**Agent:** PAUL FEGHALI (X0977)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06696740  
**Site Name:** SUTTER'S MILL ADDITION-1-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,989  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1652  
**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:**  
ABASI HEKMAT S  
ABASI ALIN N  
**Primary Owner Address:**  
7925 KRISTINA LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 9/22/1999  
**Deed Volume:** 0014036  
**Deed Page:** 0000202  
**Instrument:** 00140360000202

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARRILLO DEBORAH	10/17/1996	00125540000712	0012554	0000712
METRONORTH DEVELOPMENT INC	1/1/1994	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	\$256,000	\$55,000	\$311,000	\$311,000
2024	\$276,000	\$55,000	\$331,000	\$331,000
2023	\$261,000	\$55,000	\$316,000	\$316,000
2022	\$167,850	\$45,000	\$212,850	\$212,850
2021	\$167,851	\$44,999	\$212,850	\$212,850
2020	\$170,001	\$44,999	\$215,000	\$215,000

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.