



# Tarrant Appraisal District Property Information | PDF Account Number: 07534760

### Address: <u>3012 GENTILLY LN</u>

City: FORT WORTH Georeference: 25413-9-16 Subdivision: MEADOW CREEK SOUTH ADDITION Neighborhood Code: 4S350D Latitude: 32.6199078617 Longitude: -97.3636790008 TAD Map: 2042-344 MAPSCO: TAR-104N



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

## PROPERTY DATA

luriadiationa.	egal Description: MEADOW CREEK SOUTH DDITION Block 9 Lot 16	
CITY OF FORT WORTH (026) TARRANT COUNTY (220) Site Number: 07534760	TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CROWLEY ISD (912) tate Code: A ear Built: 2002 ersonal Property Account: N/A gent: None otice Sent Date: 5/1/2025 otice Value: \$276,303	Site Name: MEADOW CREEK SOUTH ADDITION-9-16 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size <sup>+++</sup> : 1,808 Percent Complete: 100% Land Sqft <sup>*</sup> : 6,098 Land Acres <sup>*</sup> : 0.1400

#### +++ Rounded.

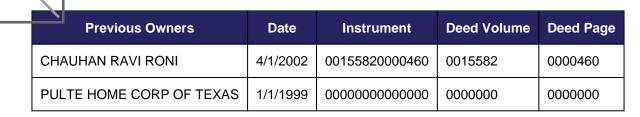
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: ANDERSON COREY DALE

Primary Owner Address: 3012 GENTILLY LN FORT WORTH, TX 76123-1641 Deed Date: 6/21/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210152407

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## VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$236,303	\$40,000	\$276,303	\$259,633
2024	\$236,303	\$40,000	\$276,303	\$236,030
2023	\$237,441	\$40,000	\$277,441	\$214,573
2022	\$208,445	\$40,000	\$248,445	\$195,066
2021	\$167,050	\$40,000	\$207,050	\$177,333
2020	\$146,547	\$40,000	\$186,547	\$161,212

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.