



**Address:** [3505 VARDEN ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-31-2  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500E

**Latitude:** 32.9198831765  
**Longitude:** -97.3064601839  
**TAD Map:** 2054-452  
**MAPSCO:** TAR-021U



Google Map or type unknown

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

### PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 31 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07796838  
**Site Name:** HERITAGE ADDITION-FORT WORTH-31-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,339  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 0.1399  
**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:**

ASSAAD SAMEH  
TADROUS YOUSTINA

**Primary Owner Address:**

3505 VARDEN ST  
FORT WORTH, TX 76244

**Deed Date:** 1/11/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216006936](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUMGARTEN EDWIN O	9/20/2005	<a href="#">D205284615</a>	0000000	0000000
ZITTRER DAVID A;ZITTRER MARSHA	8/6/2002	00159090000430	0015909	0000430
D R HORTON TEXAS LTD	2/22/2002	00154950000206	0015495	0000206
SHEFFIELD DEV CO INC	2/21/2002	00154950000202	0015495	0000202
SHEFFIELD DEVELOPMENT CO ETAL	8/25/2001	00153270000284	0015327	0000284
SHEFFIELD DEVELOPMENT CO INC	1/1/2001	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	\$282,000	\$75,000	\$357,000	\$357,000
2024	\$282,000	\$75,000	\$357,000	\$357,000
2023	\$338,360	\$75,000	\$413,360	\$348,761
2022	\$286,237	\$50,000	\$336,237	\$317,055
2021	\$238,232	\$50,000	\$288,232	\$288,232
2020	\$214,559	\$50,000	\$264,559	\$264,559

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.