



Address: [3725 CINDY DR](#)
City: FORT WORTH
Georeference: 7337D-A-23
Subdivision: CINDY COURT ESTATES ADDITION
Neighborhood Code: 3H050E

Latitude: 32.807115819
Longitude: -97.2925018803
TAD Map: 2060-412
MAPSCO: TAR-050W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CINDY COURT ESTATES
ADDITION Block A Lot 23

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: A

Year Built: 2002

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$241,743

Protest Deadline Date: 5/24/2024

Site Number: 07989326

Site Name: CINDY COURT ESTATES ADDITION-A-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,540

Percent Complete: 100%

Land Sqft^{*}: 6,753

Land Acres^{*}: 0.1550

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KHAMMANYVONG SEANGPHET

Primary Owner Address:

3725 CINDY DR
FORT WORTH, TX 76111

Deed Date: 9/21/2015

Deed Volume:

Deed Page:

Instrument: [D215225040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHAMMAMYOUNG DANIEL;KHAMMAMYOUNG SAEN	10/31/2002	00161170000279	0016117	0000279
RUST JAMES L	5/17/2002	00156940000198	0015694	0000198
RUST JAMES A EST	1/1/2002	000000000000000	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	\$207,978	\$33,765	\$241,743	\$241,743
2024	\$207,978	\$33,765	\$241,743	\$231,827
2023	\$208,980	\$33,765	\$242,745	\$210,752
2022	\$167,957	\$23,636	\$191,593	\$191,593
2021	\$168,758	\$28,000	\$196,758	\$196,758
2020	\$122,237	\$28,000	\$150,237	\$150,237

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.