



Address: [3713 CINDY DR](#)
City: FORT WORTH
Georeference: 7337D-A-26
Subdivision: CINDY COURT ESTATES ADDITION
Neighborhood Code: 3H050E

Latitude: 32.8072234681
Longitude: -97.2931021756
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 26

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$232,228

Protest Deadline Date: 5/24/2024

Site Number: 07989350

Site Name: CINDY COURT ESTATES ADDITION-A-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,469

Percent Complete: 100%

Land Sqft^{*}: 6,126

Land Acres^{*}: 0.1406

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:

NGUYEN TUAN V

Primary Owner Address:

3713 CINDY DR
FORT WORTH, TX 76111-6359

Deed Date: 12/5/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207448345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF NEW YORK	6/5/2007	D207202186	0000000	0000000
RICO BERTHA M	8/26/2005	D205264029	0000000	0000000
TRAN QUYEN	3/27/2003	00165440000066	0016544	0000066
RUST JAMES L	11/14/2002	00161510000157	0016151	0000157
MCSPADDEN MELISSA R	3/21/2002	00155620000172	0015562	0000172
RUST JAMES A EST	1/1/2002	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 ⁺
2025	\$201,598	\$30,630	\$232,228	\$232,228
2024	\$201,598	\$30,630	\$232,228	\$211,144
2023	\$202,569	\$30,630	\$233,199	\$191,949
2022	\$162,794	\$21,441	\$184,235	\$174,499
2021	\$163,571	\$28,000	\$191,571	\$158,635
2020	\$118,467	\$28,000	\$146,467	\$144,214

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.