



Address: [3540 CINDY CT](#)
City: FORT WORTH
Georeference: 7337D-A-17
Subdivision: CINDY COURT ESTATES ADDITION
Neighborhood Code: 3H050E

Latitude: 32.8079562523
Longitude: -97.2929028207
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 17

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: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$228,020

Protest Deadline Date: 5/24/2024

Site Number: 40000869

Site Name: CINDY COURT ESTATES ADDITION-A-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,555

Percent Complete: 100%

Land Sqft^{*}: 8,831

Land Acres^{*}: 0.2027

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 QUOC VAN

Primary Owner Address:

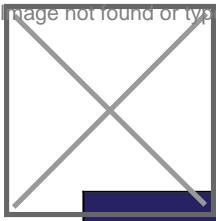
3540 CINDY CT
FORT WORTH, TX 76111-6353

Deed Date: 5/25/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212158942](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| CWABS INC SERIES 2007-1 | 10/3/2011 | D211243994 | 0000000 | 0000000 |
| BOUTDY CARY;BOUTDY SOMSY | 12/20/2006 | D206411930 | 0000000 | 0000000 |
| SALAZAR RODOLF;SALAZAR VICTORIA | 8/15/2003 | D203314328 | 0017107 | 0000068 |
| RUST JAMES L | 8/14/2002 | 001597000000053 | 0015970 | 0000053 |
| 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 | \$183,865 | \$44,155 | \$228,020 | \$212,466 |
| 2024 | \$183,865 | \$44,155 | \$228,020 | \$193,151 |
| 2023 | \$212,411 | \$44,155 | \$256,566 | \$175,592 |
| 2022 | \$170,995 | \$30,908 | \$201,903 | \$159,629 |
| 2021 | \$117,117 | \$28,000 | \$145,117 | \$145,117 |
| 2020 | \$117,117 | \$28,000 | \$145,117 | \$145,117 |

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.