



Image not found or type unknown

Address: [3533 CINDY CT](#)
City: FORT WORTH
Georeference: 7337D-A-22
Subdivision: CINDY COURT ESTATES ADDITION
Neighborhood Code: 3H050E

Latitude: 32.8074420237
Longitude: -97.2925015786
TAD Map: 2060-412
MAPSCO: TAR-050W



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

PROPERTY DATA

Legal Description: CINDY COURT ESTATES
ADDITION Block A Lot 22

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: \$297,404

Protest Deadline Date: 5/24/2024

Site Number: 40000915

Site Name: CINDY COURT ESTATES ADDITION-A-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,928

Percent Complete: 100%

Land Sqft^{*}: 6,719

Land Acres^{*}: 0.1542

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:

MANGVILAY NGA THI
SAYABOUASY JOHN

Primary Owner Address:

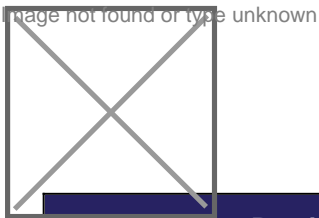
3533 CINDY CT
FORT WORTH, TX 76111-6353

Deed Date: 8/3/2015

Deed Volume:

Deed Page:

Instrument: [D215189409](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|-----------|----------------|-------------|-----------|
| MANGVILAY NGA THI;SAYABOUASY HEATER L | 7/26/2002 | 00158530000356 | 0015853 | 0000356 |
| RUST JAMES L | 5/17/2002 | 00156910000267 | 0015691 | 0000267 |
| 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 | \$263,809 | \$33,595 | \$297,404 | \$273,286 |
| 2024 | \$263,809 | \$33,595 | \$297,404 | \$248,442 |
| 2023 | \$265,079 | \$33,595 | \$298,674 | \$225,856 |
| 2022 | \$212,360 | \$23,516 | \$235,876 | \$205,324 |
| 2021 | \$213,373 | \$28,000 | \$241,373 | \$186,658 |
| 2020 | \$153,593 | \$28,000 | \$181,593 | \$169,689 |

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.