



**Address:** [3521 ALDERSYDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40892-1-17  
**Subdivision:** SUNSET HILLS ADDITION  
**Neighborhood Code:** 3K500I

**Latitude:** 32.9224254862  
**Longitude:** -97.3057986483  
**TAD Map:** 2054-456  
**MAPSCO:** TAR-021V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSET HILLS ADDITION Block  
1 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40084337

**Site Name:** SUNSET HILLS ADDITION-1-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,316

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

JULIE PHUONGLOAN NGUYEN LIVING TRUST

**Primary Owner Address:**

3521 ALDERSYDE DR  
FORT WORTH, TX 76244

**Deed Date:** 1/4/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222002591](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN JULIE PHUONGLOAN	10/23/2020	<a href="#">D220285179</a>		
TA JULIE PHUONGLOAN	9/11/2017	<a href="#">D217210662</a>		
RAMEY JAMES	5/21/2014	<a href="#">D214134482</a>	0000000	0000000
RAMEY JAMES G	7/29/2004	<a href="#">D204241036</a>	0000000	0000000
STUART TESSIE RICHELLE	9/23/2003	<a href="#">D203364826</a>	0000000	0000000
STUART TESSIE;STUART WILLIAM D	10/30/2002	00161130000343	0016113	0000343
LEGACY MONTEREY HOMES LP	8/5/2002	00158720000048	0015872	0000048
FTW SUNSET HILL LP	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 <sup>+</sup>
2025	\$236,000	\$70,000	\$306,000	\$306,000
2024	\$236,000	\$70,000	\$306,000	\$306,000
2023	\$248,052	\$70,000	\$318,052	\$318,052
2022	\$258,196	\$45,000	\$303,196	\$296,524
2021	\$224,567	\$45,000	\$269,567	\$269,567
2020	\$196,257	\$45,000	\$241,257	\$241,257

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.