



Address: [3617 ALDERSYDE DR](#)
City: FORT WORTH
Georeference: 40892-1-22
Subdivision: SUNSET HILLS ADDITION
Neighborhood Code: 3K500I

Latitude: 32.922434315
Longitude: -97.3049893573
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 22

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: 40084396
Site Name: SUNSET HILLS ADDITION-1-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,780
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
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:
VALENZUELA ORACIO
Primary Owner Address:
3617 ALDERSYDE DR
KELLER, TX 76244-8534

Deed Date: 4/11/2018
Deed Volume:
Deed Page:
Instrument: [D218086765](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BITNER JEREMY C	4/25/2012	D212102418	0000000	0000000
FUSTON BROOKE L	11/7/2003	D203435494	0000000	0000000
LEGACY/MONTEREY HOMES LP	8/21/2002	00159210000242	0015921	0000242
FTW SUNSET HILL LP	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	\$204,000	\$70,000	\$274,000	\$274,000
2024	\$204,000	\$70,000	\$274,000	\$274,000
2023	\$219,557	\$70,000	\$289,557	\$268,311
2022	\$198,919	\$45,000	\$243,919	\$243,919
2021	\$198,919	\$45,000	\$243,919	\$239,423
2020	\$172,657	\$45,000	\$217,657	\$217,657

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.