



Address: [3501 DELANEY DR](#)
City: FORT WORTH
Georeference: 8652-22A-18
Subdivision: CRAWFORD FARMS ADDITION
Neighborhood Code: 3K300U

Latitude: 32.9232099924
Longitude: -97.3063379424
TAD Map: 2054-456
MAPSCO: TAR-021R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRAWFORD FARMS ADDITION
Block 22A Lot 18

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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$582,682

Protest Deadline Date: 5/24/2024

Site Number: 40524728

Site Name: CRAWFORD FARMS ADDITION-22A-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,898

Percent Complete: 100%

Land Sqft^{*}: 10,018

Land Acres^{*}: 0.2299

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:

BERARDI KELLI
BERARDI NICHOLAS

Primary Owner Address:

3501 DELANEY DR
KELLER, TX 76244-9598

Deed Date: 6/28/2017

Deed Volume:

Deed Page:

Instrument: [D217148632](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENITEZ MILAGRO;BENITEZ RONALD	2/24/2005	D205059117	0000000	0000000
LEGACY/MONTEREY HOMES LP	9/2/2004	D204284385	0000000	0000000
CRAWFORD FARMS	1/1/2004	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	\$497,682	\$85,000	\$582,682	\$573,915
2024	\$497,682	\$85,000	\$582,682	\$521,741
2023	\$531,243	\$85,000	\$616,243	\$474,310
2022	\$361,191	\$70,000	\$431,191	\$431,191
2021	\$357,075	\$70,000	\$427,075	\$426,128
2020	\$317,389	\$70,000	\$387,389	\$387,389

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.