



Address: [3840 MATTISON AVE](#)
City: FORT WORTH
Georeference: 42265-1-B
Subdivision: TIPTON PLACE ADDITION
Neighborhood Code: 4C120D

Latitude: 32.7498826019
Longitude: -97.3750241286
TAD Map: 2036-392
MAPSCO: TAR-075D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIPTON PLACE ADDITION
Block 1 Lot B

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: 2006

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 40924882

Site Name: TIPTON PLACE ADDITION-1-B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,214

Percent Complete: 100%

Land Sqft^{*}: 4,551

Land Acres^{*}: 0.1044

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:

RDH RESIDENCE TRUST

Primary Owner Address:

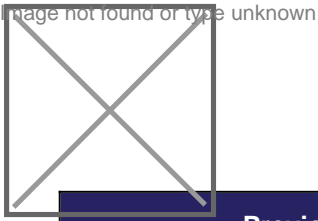
3840 MATTISON AVE
FORT WORTH, TX 76107

Deed Date: 3/19/2020

Deed Volume:

Deed Page:

Instrument: [D220066283](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRADLEY ANNE M;BRADLEY PAUL WAYNE	12/19/2014	D214276273		
CRITES CYNTHIA ELLEN	2/1/2012	D212025686	0000000	0000000
COOPER DIANE M	6/28/2006	D206210546	0000000	0000000
VILLAGE HOMES LP	1/1/2005	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	\$456,523	\$122,877	\$579,400	\$579,400
2024	\$560,233	\$122,877	\$683,110	\$683,110
2023	\$602,514	\$122,877	\$725,391	\$725,391
2022	\$545,123	\$122,877	\$668,000	\$668,000
2021	\$477,123	\$122,877	\$600,000	\$600,000
2020	\$530,123	\$122,877	\$653,000	\$653,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.