



**Address:** [3212 SADIE TR](#)  
**City:** FORT WORTH  
**Georeference:** 37307-2-3  
**Subdivision:** SANDSHELL HEIGHTS ADDITION  
**Neighborhood Code:** 3K400A

**Latitude:** 32.8666743036  
**Longitude:** -97.3109200003  
**TAD Map:** 2054-436  
**MAPSCO:** TAR-035U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SANDSHELL HEIGHTS  
ADDITION Block 2 Lot 3

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 41174445

**Site Name:** SANDSHELL HEIGHTS ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,673

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

SFR JV-2 2022-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE SUITE 100  
TUSTIN, CA 92780

**Deed Date:** 7/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222173135](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 PROPERTY LLC	1/10/2022	<a href="#">D222013888</a>		
MCGOWAN NICHOLAS ANDREW	8/17/2019	<a href="#">D219188357</a>		
MEDERO ILKA;NIEVES JOSE	3/14/2016	<a href="#">D216053469</a>		
KERVIN SARAH N	3/23/2012	<a href="#">D212072179</a>	0000000	0000000
CENTEX HOMES	7/30/2009	<a href="#">D209208977</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2006	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 <sup>+</sup>
2025	\$170,143	\$60,000	\$230,143	\$230,143
2024	\$219,334	\$60,000	\$279,334	\$279,334
2023	\$257,000	\$60,000	\$317,000	\$317,000
2022	\$204,229	\$55,000	\$259,229	\$237,060
2021	\$160,509	\$55,000	\$215,509	\$215,509
2020	\$145,303	\$55,000	\$200,303	\$200,303

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

There are no exemptions for this property

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.