



Address: [3241 BRIXTON DR](#)
City: FORT WORTH
Georeference: 37307-2-13
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8663264754
Longitude: -97.3094661776
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 13

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: None
Protest Deadline Date: 5/24/2024

Site Number: 41174569
Site Name: SANDSHELL HEIGHTS ADDITION-2-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,506
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1299
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:
BAHENA MODESTO
BAHENA ANAHI S
Primary Owner Address:
15015 BAJADA RD
MANOR, TX 78563

Deed Date: 4/25/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211100587](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| CENTEX HOMES | 7/30/2009 | D209208977 | 0000000 | 0000000 |
| LENNAR HMS OF TEXAS LAND & CON | 1/1/2006 | 0000000000000000 | 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 | \$225,328 | \$60,000 | \$285,328 | \$285,328 |
| 2024 | \$225,328 | \$60,000 | \$285,328 | \$285,328 |
| 2023 | \$232,150 | \$60,000 | \$292,150 | \$292,150 |
| 2022 | \$190,067 | \$55,000 | \$245,067 | \$245,067 |
| 2021 | \$145,090 | \$55,000 | \$200,090 | \$200,090 |
| 2020 | \$131,515 | \$55,000 | \$186,515 | \$186,515 |

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.