



**Address:** [3225 BRIXTON DR](#)  
**City:** FORT WORTH  
**Georeference:** 37307-2-17  
**Subdivision:** SANDSHELL HEIGHTS ADDITION  
**Neighborhood Code:** 3K400A

**Latitude:** 32.8663453537  
**Longitude:** -97.3101315511  
**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 17

**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:** 41174607

**Site Name:** SANDSHELL HEIGHTS ADDITION-2-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,085

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,950

**Land Acres<sup>\*</sup>:** 0.1365

**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:**

MANUEL JAMES ALLEN  
MANUEL MARISA MICHELE

**Primary Owner Address:**

3225 BRIXTON DR  
FORT WORTH, TX 76137

**Deed Date:** 12/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221378390](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	8/26/2011	<a href="#">D211209592</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	\$290,000	\$60,000	\$350,000	\$350,000
2024	\$290,000	\$60,000	\$350,000	\$350,000
2023	\$290,000	\$60,000	\$350,000	\$350,000
2022	\$252,659	\$55,000	\$307,659	\$307,659
2021	\$191,807	\$55,000	\$246,807	\$231,594
2020	\$173,428	\$55,000	\$228,428	\$210,540

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.