



Address: [2824 MERRY VIEW LN](#)
City: FORT WORTH
Georeference: 2899F-6-6
Subdivision: BLUFFS, THE
Neighborhood Code: 1B030G

Latitude: 32.7393713797
Longitude: -97.1819965316
TAD Map: 2096-388
MAPSCO: TAR-081E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUFFS, THE Block 6 Lot 6

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: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$308,864

Protest Deadline Date: 5/24/2024

Site Number: 41211421

Site Name: BLUFFS, THE-6-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,919

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

PECINA MILDRED GUADALUPE GODINEZ

Primary Owner Address:

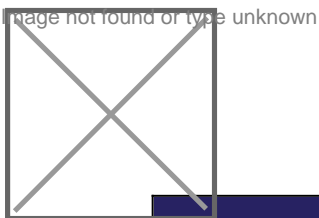
2824 MERRY VIEW LN
FORT WORTH, TX 76120

Deed Date: 4/3/2025

Deed Volume:

Deed Page:

Instrument: [D225058254](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVARD EVA D	4/30/2015	D215091192		
BARUAH RISHOV	6/18/2010	D210155253	0000000	0000000
MHI PARTNERSHIP	3/18/2010	D210067144	0000000	0000000
PARLIAMENT VENTURES LTD	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 ⁺
2025	\$248,864	\$60,000	\$308,864	\$294,894
2024	\$248,864	\$60,000	\$308,864	\$268,085
2023	\$285,344	\$60,000	\$345,344	\$243,714
2022	\$198,391	\$40,000	\$238,391	\$221,558
2021	\$195,069	\$40,000	\$235,069	\$201,416
2020	\$143,105	\$40,000	\$183,105	\$183,105

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.