



Address: [2536 SANDAGE AVE](#)
City: FORT WORTH
Georeference: 14820-11-12R
Subdivision: FRISCO RAILROAD ADDITION
Neighborhood Code: 4T0021

Latitude: 32.7146083319
Longitude: -97.3554427707
TAD Map: 2042-380
MAPSCO: TAR-076T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FRISCO RAILROAD ADDITION
Block 11 Lot 12R

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: 2013
Personal Property Account: N/A
Agent: THE RAY TAX GROUP LLC (01008)
Protest Deadline Date: 5/24/2024

Site Number: 41378954
Site Name: FRISCO RAILROAD ADDITION-11-12R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,867
Percent Complete: 100%
Land Sqft^{*}: 10,454
Land Acres^{*}: 0.2399
Pool: Y

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NIELSEN MARK F
NIELSEN ANNETTE S
Primary Owner Address:
2536 SANDAGE AVE
FORT WORTH, TX 76109

Deed Date: 3/28/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213081350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER JANE S;MILLER JERRELL W	4/1/2008	D208142528	0000000	0000000
VH PARK HILL PARTNERS LP	1/1/2008	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	\$566,974	\$304,540	\$871,514	\$871,514
2024	\$796,952	\$304,540	\$1,101,492	\$1,101,492
2023	\$750,008	\$290,362	\$1,040,370	\$1,037,887
2022	\$668,534	\$275,000	\$943,534	\$943,534
2021	\$621,709	\$275,000	\$896,709	\$896,709
2020	\$631,326	\$275,000	\$906,326	\$906,326

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.