



## LOCATION

**Address:** [3250 RAY SIMON DR](#)  
**City:** FORT WORTH  
**Georeference:** 22220-12-A  
**Subdivision:** KARRENS DIAMOND HILL ADDITION  
**Neighborhood Code:** 2M200A

**Latitude:** 32.802197893  
**Longitude:** -97.3232657514  
**TAD Map:** 2054-412  
**MAPSCO:** TAR-063B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KARRENS DIAMOND HILL  
ADDITION Block 12 Lot A

**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)

**Site Number:** 01477129  
**Site Name:** KARRENS DIAMOND HILL ADDITION-12-A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 828  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**Pool:** N

**State Code:** A

**Year Built:** 1948

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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:**

FRANKLIN MARLO A

**Primary Owner Address:**

3250 RAY SIMON DR  
FORT WORTH, TX 76106-6536

**Deed Date:** 5/28/2003

**Deed Volume:** 0016752

**Deed Page:** 0000426

**Instrument:** 00167520000426

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN MARLO A ETAL R L	7/15/1996	00124390000452	0012439	0000452
GIDDENS J T	12/31/1900	00000000000000	0000000	0000000

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$113,150	\$49,500	\$162,650	\$61,213
2023	\$107,030	\$37,500	\$144,530	\$55,648
2022	\$93,752	\$15,000	\$108,752	\$50,589
2021	\$94,215	\$15,000	\$109,215	\$45,990
2020	\$90,050	\$15,000	\$105,050	\$41,809

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

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- 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.