



LOCATION

Address: [3517 ROYAL CREST DR](#)
City: FORT WORTH
Georeference: 36680-1-10
Subdivision: ROYAL CREST ADDITION
Neighborhood Code: 1E010B

Latitude: 32.6401212841
Longitude: -97.2680048481
TAD Map: 2066-352
MAPSCO: TAR-106H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROYAL CREST ADDITION Block
1 Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1971

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02567881

Site Name: ROYAL CREST ADDITION-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,342

Percent Complete: 100%

Land Sqft^{*}: 9,940

Land Acres^{*}: 0.2281

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:

SANDERS VICKIE F
SANDERS MICHAEL E

Primary Owner Address:

3517 ROYAL CREST DR
FORT WORTH, TX 76140-2712

Deed Date: 10/28/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204350701](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER DONALD P	12/31/1900	0000000000000000	00000000	00000000

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	\$0	\$0	\$0	\$0
2024	\$113,217	\$44,940	\$158,157	\$132,046
2023	\$111,291	\$30,000	\$141,291	\$120,042
2022	\$100,241	\$10,000	\$110,241	\$109,129
2021	\$99,457	\$10,000	\$109,457	\$99,208
2020	\$117,623	\$10,000	\$127,623	\$90,189

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.