



LOCATION

Address: [3521 WESTERN AVE](#)
City: FORT WORTH
Georeference: 40880-2-17
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7255009164
Longitude: -97.3849386276
TAD Map: 2030-384
MAPSCO: TAR-075Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET 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)
FORT WORTH ISD (905)

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03045005

Site Name: SUNSET HEIGHTS ADDITION-2-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 929

Percent Complete: 100%

Land Sqft^{*}: 5,650

Land Acres^{*}: 0.1297

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:

PARKER RACHAEL DANGER

Primary Owner Address:

3521 WESTERN AVE
FORT WORTH, TX 76107

Deed Date: 9/10/2021

Deed Volume:

Deed Page:

Instrument: [D221266938](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEVALIER ANDREW MICHAEL	3/4/2021	D221060588		
REILLY ROBERT	9/11/2001	00151380000303	0015138	0000303
REAL INVESTMENT GROUP	2/1/2001	00147130000003	0014713	0000003
GOODMAN GENE C;GOODMAN NARCISSA	4/7/1989	00095610002122	0009561	0002122
FEUCHT JOHN	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$152,853	\$30,000	\$182,853	\$182,853
2023	\$144,331	\$30,000	\$174,331	\$174,331
2022	\$145,608	\$30,000	\$175,608	\$175,608
2021	\$114,871	\$30,000	\$144,871	\$144,871
2020	\$79,682	\$30,000	\$109,682	\$109,682

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.