

## LOCATION

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**Address:** [3201 MOUNT VERNON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41280-1-7  
**Subdivision:** TANDYLAND ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7420597446  
**Longitude:** -97.2790886649  
**TAD Map:** 2066-388  
**MAPSCO:** TAR-078F



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** TANDYLAND ADDITION Block 1  
Lot 7 & 8

**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:** 03084949  
**Site Name:** TANDYLAND ADDITION Block 1 Lot 7 & 8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,412  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 19,591  
**Land Acres<sup>\*</sup>:** 0.4497  
**Pool:** N

**State Code:** A

**Year Built:** 1942

**Personal Property Account:** N/A

**Agent:** None

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

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

LEATHERS KENNETH

**Primary Owner Address:**

11718 ORCHARD MOUNTAIN DR  
HOUSTON, TX 77059

**Deed Date:** 4/6/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223064549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS JACK E	7/13/2021	<a href="#">D222086792</a>		
THOMAS JACK E	11/3/1983	00000000000000	0000000	0000000
THOMAS E C	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$106,409	\$39,591	\$146,000	\$146,000
2023	\$53,204	\$19,796	\$73,000	\$73,000
2022	\$99,835	\$3,500	\$103,335	\$103,335
2021	\$80,672	\$3,500	\$84,172	\$63,507
2020	\$74,359	\$3,500	\$77,859	\$57,734

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

There are no exemptions for this property

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.