

## LOCATION

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**Address:** [3012 PRESTON HOLLOW RD](#)

**City:** FORT WORTH

**Georeference:** 41300-9-8

**Subdivision:** TANGLEWOOD ADDITION-FORT WORTH

**Neighborhood Code:** 4T001Z

**Latitude:** 32.7070611872

**Longitude:** -97.3783996328

**TAD Map:** 2036-376

**MAPSCO:** TAR-075Y



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:** TANGLEWOOD ADDITION-  
FORT WORTH Block 9 Lot 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:** 03089193

**Site Name:** TANGLEWOOD ADDITION-FORT WORTH-9-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,565

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,060

**Land Acres<sup>\*</sup>:** 0.2768

**Pool:** N

**State Code:** A

**Year Built:** 1959

**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

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**Current Owner:**

LAWRENCE J RODNEY

LAWRENCE FAYNE C

**Primary Owner Address:**

3012 PRESTON HOLLOW RD

FORT WORTH, TX 76109

**Deed Date:** 7/11/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224122075](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JRL & FCL FAMILY LLC	10/30/2020	<a href="#">D220280481</a>		
BRISTOL JEAN HARRIS	10/26/1992	00108250000092	0010825	0000092
LANCASTER LAURA;LANCASTER WILLIAM	3/10/1989	00095350001857	0009535	0001857
FLANAGAN LAURA;FLANAGAN RICKEY L	4/21/1988	00092490001486	0009249	0001486
WALKER FLORENCE ANNE	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	\$267,100	\$630,900	\$898,000	\$898,000
2023	\$353,603	\$420,600	\$774,203	\$774,203
2022	\$254,008	\$420,653	\$674,661	\$674,661
2021	\$324,290	\$225,000	\$549,290	\$549,290
2020	\$233,692	\$225,000	\$458,692	\$458,692

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.