

## LOCATION

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**Address:** [3216 PHOENIX DR](#)

**City:** FORT WORTH

**Georeference:** 46065-3-16

**Subdivision:** WESTERN HILLS ADDITION SEC I

**Neighborhood Code:** 4W001B

**Latitude:** 32.726546812

**Longitude:** -97.4585572734

**TAD Map:** 2012-384

**MAPSCO:** TAR-073Q



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:** WESTERN HILLS ADDITION  
SEC I Block 3 Lot 16

**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:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03421856

**Site Name:** WESTERN HILLS ADDITION SEC I-3-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,719

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,612

**Land Acres<sup>\*</sup>:** 0.2206

**Pool:** N

<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:**

RIVAS-ESCOBAR SARA

**Primary Owner Address:**

3216 PHOENIX DR  
FORT WORTH, TX 76116-5029

**Deed Date:** 6/3/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215118840](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KALTENRIEDER A C;KALTENRIEDER CORRINA	4/29/2004	<a href="#">D204132105</a>	0000000	0000000
GREEN BRADLEY;GREEN LUCILIA	8/3/2002	000000000000000	0000000	0000000
GREEN BRADLEY;GREEN LUCILIA SANTOS	6/11/2002	00157460000210	0015746	0000210
LOGAN CHARNA;LOGAN JOHN EST	9/7/1984	00079430001857	0007943	0001857
ROBERTS JUDY	3/27/1984	00077790001823	0007779	0001823
JOHN W LOGAN	12/31/1900	000000000000000	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	\$187,000	\$35,000	\$222,000	\$222,000
2023	\$168,644	\$35,000	\$203,644	\$203,644
2022	\$165,003	\$35,000	\$200,003	\$188,451
2021	\$136,319	\$35,000	\$171,319	\$171,319
2020	\$114,000	\$35,000	\$149,000	\$149,000

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.