



Address: [3617 WESTCLIFF RD S](#)
City: FORT WORTH
Georeference: 2130-6-9-30
Subdivision: BELLAIRE ADDITION-FORT WORTH
Neighborhood Code: 4T003I

Latitude: 32.7002960569
Longitude: -97.3707333266
TAD Map: 2036-372
MAPSCO: TAR-089D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLAIRE ADDITION-FORT WORTH Block 6 Lot E30' 9 & W30' 10

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: 00149063
Site Name: BELLAIRE ADDITION-FORT WORTH-6-9-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,428
Percent Complete: 100%
Land Sqft^{*}: 9,000
Land Acres^{*}: 0.2066
Pool: N

State Code: A

Year Built: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$576,013

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GRANT CHRISTOPHER R
GRANT JANNA K

Primary Owner Address:

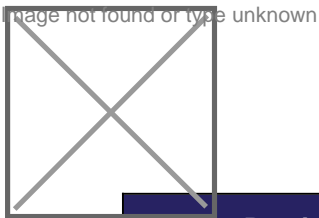
3617 WESTCLIFF RD S
FORT WORTH, TX 76109-2724

Deed Date: 2/26/1996

Deed Volume: 0012275

Deed Page: 0002278

Instrument: 00122750002278



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COSBY D J;COSBY K S LARGENT	3/26/1991	00102130000185	0010213	0000185
CHRISTOPHER JO ANNE	3/7/1990	00098680000724	0009868	0000724
CHRISTOPHER BOB	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	\$396,013	\$180,000	\$576,013	\$576,013
2024	\$396,013	\$180,000	\$576,013	\$540,121
2023	\$341,643	\$180,000	\$521,643	\$491,019
2022	\$269,247	\$180,000	\$449,247	\$446,381
2021	\$224,936	\$185,000	\$409,936	\$405,801
2020	\$183,910	\$185,000	\$368,910	\$368,910

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.