



Address: [3724 WESTCLIFF RD N](#)
City: FORT WORTH
Georeference: 2130-19-9
Subdivision: BELLAIRE ADDITION-FORT WORTH
Neighborhood Code: 4T001B

Latitude: 32.7075024438
Longitude: -97.373538937
TAD Map: 2036-376
MAPSCO: TAR-075Z



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 19 Lot 9

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: 1937

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,137,962

Protest Deadline Date: 5/24/2024

Site Number: 00151262

Site Name: BELLAIRE ADDITION-FORT WORTH-19-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,794

Percent Complete: 100%

Land Sqft^{*}: 26,963

Land Acres^{*}: 0.6189

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:

EPPERSON MATTHEW BART
EPPERSON TIFFANY BAILEY

Primary Owner Address:

3724 WESTCLIFF RD N
FORT WORTH, TX 76109

Deed Date: 2/16/2022

Deed Volume:

Deed Page:

Instrument: [D222044588](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AADH LIVING TRUST	7/9/2020	D220176350		
NICHOLS DAN C;NICHOLS DIANA	1/1/2010	D210176602	0000000	0000000
NICHOLS DAN CHARLES	12/20/1999	00141470000081	0014147	0000081
NICHOLS KATHRYN TAYLOR	4/10/1997	00000000000000	0000000	0000000
NICHOLS C S EST JR;NICHOLS M K	12/31/1900	00052710000862	0005271	0000862

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	\$153,555	\$854,445	\$1,008,000	\$1,008,000
2024	\$283,517	\$854,445	\$1,137,962	\$1,091,114
2023	\$422,292	\$569,630	\$991,922	\$991,922
2022	\$221,027	\$569,728	\$790,755	\$790,755
2021	\$70,100	\$650,001	\$720,101	\$720,101
2020	\$70,100	\$650,001	\$720,101	\$714,100

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.