



Address: [3709 DUNCAN DR](#)
City: FOREST HILL
Georeference: 14260-2-26
Subdivision: FOREST OAKS ADDITION-FOREST HL
Neighborhood Code: 1H070H

Latitude: 32.6724812308
Longitude: -97.269876135
TAD Map: 2066-364
MAPSCO: TAR-092Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST OAKS ADDITION-
FOREST HL Block 2 Lot 26

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$174,944

Protest Deadline Date: 5/24/2024

Site Number: 00952001

Site Name: FOREST OAKS ADDITION-FOREST HL-2-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,124

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

MARTINEZ OCTAVIO
MARTINEZ MARIA

Primary Owner Address:

3709 DUNCAN DR
FORT WORTH, TX 76119-6722

Deed Date: 3/15/2003

Deed Volume: 0016490

Deed Page: 0000257

Instrument: 00164900000257

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNT RUSSELL D	12/31/1900	0000000000000000	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	\$147,944	\$27,000	\$174,944	\$78,591
2024	\$147,944	\$27,000	\$174,944	\$71,446
2023	\$157,980	\$27,000	\$184,980	\$64,951
2022	\$128,236	\$9,000	\$137,236	\$59,046
2021	\$70,594	\$9,000	\$79,594	\$53,678
2020	\$56,212	\$9,000	\$65,212	\$48,798

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.