



**Address:** [3540 DOROTHY LN N](#)  
**City:** FORT WORTH  
**Georeference:** 26480-28-2  
**Subdivision:** MONTICELLO ADDITION-FORT WORTH  
**Neighborhood Code:** 4C120B

**Latitude:** 32.7584503028  
**Longitude:** -97.372057679  
**TAD Map:** 2036-396  
**MAPSCO:** TAR-061Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTICELLO ADDITION-FORT WORTH Block 28 Lot 2

**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:** 01802372

**Site Name:** MONTICELLO ADDITION-FORT WORTH-28-2

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

**Parcels:** 1

**Approximate Size+++:** 5,615

**Percent Complete:** 100%

**Land Sqft\*:** 12,975

**Land Acres\*:** 0.2978

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERVICE (90855)

**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:**

NAYFA MICHAEL BOLTON  
NAYFA MEAGAN BROWN

**Primary Owner Address:**

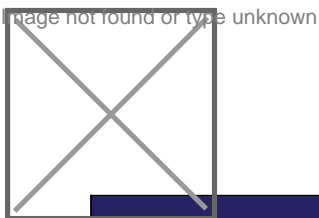
3540 DOROTHY LN N  
FORT WORTH, TX 76107-1729

**Deed Date:** 4/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221108079](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORNY TOAD HOLDINGS LLC	4/12/2016	<a href="#">D216075050</a>		
WILLIAMS BETTY;WILLIAMS CHARLES	9/6/2000	00145310000272	0014531	0000272
BANKERS TRUST CO	1/19/2000	00145310000269	0014531	0000269
COUNTRYWIDE HOMES LOANS INC	8/3/1999	00139520000359	0013952	0000359
NORCROSS CHAD A	10/22/1998	00135020000357	0013502	0000357
ATTANASIO ALAN D	10/19/1998	00135020000360	0013502	0000360
ROSS OLIVER H JR	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	\$746,325	\$583,875	\$1,330,200	\$1,330,200
2024	\$933,625	\$583,875	\$1,517,500	\$1,517,500
2023	\$605,712	\$583,875	\$1,189,587	\$1,189,587
2022	\$251,355	\$454,125	\$705,480	\$705,480
2021	\$250,875	\$454,125	\$705,000	\$705,000
2020	\$232,325	\$454,125	\$686,450	\$686,450

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.