



**Address:** [3931 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-6-1  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7503501765  
**Longitude:** -97.3768130653  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MCCART'S TO HI-MOUNT  
ADDITION Block 6 Lot 1

**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:** 1927  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01838172  
**Site Name:** MC CART ADDITION-6-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,799  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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

**Current Owner:**  
BASS ANNE THAXTON  
**Primary Owner Address:**  
201 MAIN ST STE 3100  
FORT WORTH, TX 76102-3115

**Deed Date:** 4/26/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207058376](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THAXTON ANNIE CLEVELAND EST	2/26/1990	0000000000000000	0000000	0000000
THAXTON;THAXTON H H EST	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 <sup>+</sup>
2025	\$264,068	\$180,000	\$444,068	\$444,068
2024	\$264,068	\$180,000	\$444,068	\$444,068
2023	\$274,138	\$180,000	\$454,138	\$454,138
2022	\$229,881	\$180,000	\$409,881	\$409,881
2021	\$196,579	\$180,000	\$376,579	\$376,579
2020	\$148,639	\$180,000	\$328,639	\$328,639

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

---

There are no exemptions for this property

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.