

Tarrant Appraisal District

Property Information | PDF

Account Number: 01838172

Address: 3931 MODLIN AVE

City: FORT WORTH
Georeference: 27225-6-1

Subdivision: MCCART'S TO HI-MOUNT ADDITION

Neighborhood Code: 4C120D

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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

Latitude: 32.7503501765

TAD Map: 2036-392 **MAPSCO:** TAR-075D

Longitude: -97.3768130653

Site Name: MC CART ADDITION-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,799
Percent Complete: 100%

Land Sqft*: 6,000 Land Acres*: 0.1377

Pool: N

+++ Rounded.

OWNER INFORMATION

 Current Owner:
 Deed Date: 4/26/2005

 BASS ANNE THAXTON
 Deed Volume: 0000000

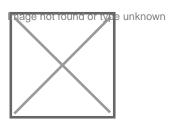
 Primary Owner Address:
 Deed Page: 0000000

 201 MAIN ST STE 3100
 Instrument: D207058376

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THAXTON ANNIE CLEVELAND EST	2/26/1990	00000000000000	0000000	0000000
THAXTON;THAXTON H H EST	12/31/1900	00000000000000	0000000	0000000

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



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	\$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.