



Address: [3925 MODLIN AVE](#)
City: FORT WORTH
Georeference: 27225-6-3
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.7503467122
Longitude: -97.3764507264
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 3

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: 1935

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01838199

Site Name: MC CART ADDITION-6-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,952

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

ROLL EMILY N

ROLL EVAN M

Primary Owner Address:

3925 MODLIN AVE
FORT WORTH, TX 76107

Deed Date: 9/4/2020

Deed Volume:

Deed Page:

Instrument: [D220224829](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER EMILY N	12/23/2016	D216299899		
BAKER BELINDA B;BAKER DAVID	4/24/2012	D212098807	0000000	0000000
WANZOR NICHOLAS L	2/16/2007	D207065558	0000000	0000000
WILLIAMS MICHAEL B	9/1/2004	D204289398	0000000	0000000
SPENCER AUDREY L	10/11/2002	00160780000295	0016078	0000295
CLARKE JOHN H	12/16/1998	00135720000277	0013572	0000277
MOORE TOM E	12/28/1992	00109000001287	0010900	0001287
DAVIS BRENT;DAVIS JAYMA L	8/8/1987	00090350000716	0009035	0000716
WOOD R W EST	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 ⁺
2025	\$275,000	\$180,000	\$455,000	\$455,000
2024	\$305,000	\$180,000	\$485,000	\$485,000
2023	\$315,873	\$180,000	\$495,873	\$476,218
2022	\$286,463	\$180,000	\$466,463	\$432,925
2021	\$213,568	\$180,000	\$393,568	\$393,568
2020	\$186,949	\$180,000	\$366,949	\$366,949

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.