



Address: [3909 MODLIN AVE](#)
City: FORT WORTH
Georeference: 27225-6-7
Subdivision: MCCART'S TO HI-MOUNT ADDITION
Neighborhood Code: 4C120D

Latitude: 32.750343139
Longitude: -97.3758010139
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 7

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: 2003

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01838237

Site Name: MC CART ADDITION-6-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,461

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:

JORDAN BRIAN

JORDAN MELISSA

Primary Owner Address:

3909 MODLIN AVE

FORT WORTH, TX 76107

Deed Date: 7/27/2018

Deed Volume:

Deed Page:

Instrument: [D218167067](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IVESTER BENJAMIN D;IVESTER JENNIFER	6/4/2014	D214117422	0000000	0000000
ALFORD HANNA S;ALFORD T MADDEN	11/29/2012	D212295646	0000000	0000000
LEA KELLIE D;LEA M A III	8/6/2004	D204247390	0000000	0000000
DETWILER JERRY	12/12/2002	00162210000060	0016221	0000060
EVANS VIRGINIA CONNORS	4/24/1998	00000000000000	0000000	0000000
EVANS A C	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	\$400,163	\$180,000	\$580,163	\$580,163
2024	\$495,000	\$180,000	\$675,000	\$675,000
2023	\$545,000	\$180,000	\$725,000	\$629,005
2022	\$391,823	\$180,000	\$571,823	\$571,823
2021	\$391,823	\$180,000	\$571,823	\$522,500
2020	\$295,000	\$180,000	\$475,000	\$475,000

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.