



**Address:** [3905 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27225-6-8  
**Subdivision:** MCCART'S TO HI-MOUNT ADDITION  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7503422298  
**Longitude:** -97.3756432261  
**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 8

**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:** 1929

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01838245

**Site Name:** MC CART ADDITION-6-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,743

**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:**

SMITH SUSANNA D

**Primary Owner Address:**

3905 MODLIN AVE  
FORT WORTH, TX 76107-2528

**Deed Date:** 11/11/2008

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D208430368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRIMACY CLOSING CORPORATION	7/30/2008	<a href="#">D209018529</a>	0000000	0000000
ADAMS JASON W	6/9/2005	<a href="#">D205168669</a>	0000000	0000000
LANDREM JASON;LANDREM LEIGH	7/24/1997	00128470000076	0012847	0000076
SMALL STEPHEN R	11/19/1987	00091270001248	0009127	0001248
BECKER EMMA A	5/1/1987	00089670001881	0008967	0001881
SMTIH N ALEXANDER;SMTIH RICHARD	4/17/1986	00085190000211	0008519	0000211
J R BECKER 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	\$249,266	\$180,000	\$429,266	\$429,266
2024	\$249,266	\$180,000	\$429,266	\$429,266
2023	\$258,819	\$180,000	\$438,819	\$425,497
2022	\$216,755	\$180,000	\$396,755	\$386,815
2021	\$185,099	\$180,000	\$365,099	\$351,650
2020	\$139,682	\$180,000	\$319,682	\$319,682

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.