



**Address:** [3808 WILKIE WAY](#)  
**City:** FORT WORTH  
**Georeference:** 39460-99-15  
**Subdivision:** SOUTH HILLS ADDITION  
**Neighborhood Code:** 4S120B

**Latitude:** 32.6603799781  
**Longitude:** -97.3747032258  
**TAD Map:** 2036-360  
**MAPSCO:** TAR-089V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH HILLS ADDITION Block  
99 Lot 15

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$356,099

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

**Site Number:** 02845679

**Site Name:** SOUTH HILLS ADDITION-99-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,158

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,520

**Land Acres<sup>\*</sup>:** 0.3103

**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:**

CANARD JANICE

LOW DAVID

**Primary Owner Address:**

3808 WILKIE WAY  
FORT WORTH, TX 76133

**Deed Date:** 5/17/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221149856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNCAN SANDRA JEAN	12/20/2017	<a href="#">D217292771</a>		
PRUETT LIVING TRUST	12/11/2004	<a href="#">D205034662</a>		
PRUETT LOWELL EST	12/31/1900	000000000000000	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	\$316,099	\$40,000	\$356,099	\$356,099
2024	\$316,099	\$40,000	\$356,099	\$352,634
2023	\$309,060	\$40,000	\$349,060	\$320,576
2022	\$251,433	\$40,000	\$291,433	\$291,433
2021	\$128,456	\$40,000	\$168,456	\$168,456
2020	\$157,753	\$40,000	\$197,753	\$197,753

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)
- DISABLED VET 70 to 99 PCT 11.22

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.