



Address: [3613 MINOT AVE](#)
City: FORT WORTH
Georeference: 39460-114-4
Subdivision: SOUTH HILLS ADDITION
Neighborhood Code: 4S120B

Latitude: 32.6580956484
Longitude: -97.3695674467
TAD Map: 2036-360
MAPSCO: TAR-089Z



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
114 Lot 4 50% UNDIVIDED INTEREST

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)

Site Number: 02849135
Site Name: SOUTH HILLS ADDITION 114 4 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 1,941
Percent Complete: 100%
Land Sqft^{*}: 11,475
Land Acres^{*}: 0.2634

State Code: A
Year Built: 1969
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024
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:
MCCALL SARA E
Primary Owner Address:
3613 MINOT AVE
FORT WORTH, TX 76133

Deed Date: 7/31/2016
Deed Volume:
Deed Page:
Instrument: [D216010123](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| MCCALL JANICE E;MCCALL SARA E | 1/15/2016 | D216010123 | | |
| LIGHTHOUSE HOMES LLC | 9/19/2014 | D214216512 | | |
| LUFTMAN JUNE EST | 9/27/2010 | D210243551 | 0000000 | 0000000 |
| LUFTMAN EDWIN;LUFTMAN JUNE | 2/2/1998 | 00130670000001 | 0013067 | 0000001 |
| LAYTON CHARLES E | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$86,219 | \$20,000 | \$106,219 | \$106,219 |
| 2024 | \$86,219 | \$20,000 | \$106,219 | \$106,219 |
| 2023 | \$85,456 | \$20,000 | \$105,456 | \$99,602 |
| 2022 | \$70,547 | \$20,000 | \$90,547 | \$90,547 |
| 2021 | \$66,497 | \$20,000 | \$86,497 | \$86,497 |
| 2020 | \$78,832 | \$20,000 | \$98,832 | \$98,832 |

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.