



Address: [3725 HOLLY SPRINGS DR](#)
City: FORT WORTH
Georeference: 39555-5-1
Subdivision: SOUTH RIDGE ADDITION
Neighborhood Code: 4S410H

Latitude: 32.6409880266
Longitude: -97.3746255107
TAD Map: 2036-352
MAPSCO: TAR-103H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH RIDGE ADDITION Block
5 Lot 1

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: 1977

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 02876310

Site Name: SOUTH RIDGE ADDITION-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,600

Percent Complete: 100%

Land Sqft^{*}: 8,625

Land Acres^{*}: 0.1980

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:

TRICON SFR 2020-2 BORROWER LLC

Primary Owner Address:

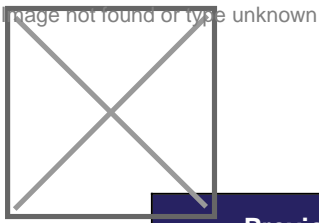
15771 RED HILL AVE
TUSTIN, CA 92780-7303

Deed Date: 11/11/2020

Deed Volume:

Deed Page:

Instrument: [D220302920](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	D216251785		
TAH HOLDING LP	4/15/2015	D215078548		
BLTREJV3 DALLAS LLC	7/2/2013	D213199076	0000000	0000000
GOMEZ MARCEL	2/15/2003	00164250000143	0016425	0000143
BROWN CHARLES S	8/31/2001	00151190000173	0015119	0000173
CARTER JAMES DALE 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 ⁺
2025	\$153,999	\$35,000	\$188,999	\$188,999
2024	\$186,000	\$35,000	\$221,000	\$221,000
2023	\$212,186	\$35,000	\$247,186	\$247,186
2022	\$168,791	\$35,000	\$203,791	\$203,791
2021	\$115,367	\$35,000	\$150,367	\$150,367
2020	\$111,241	\$35,000	\$146,241	\$146,241

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

There are no exemptions for this property

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.