



**Address:** [3709 HOLLY SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 39555-5-5  
**Subdivision:** SOUTH RIDGE ADDITION  
**Neighborhood Code:** 4S410H

**Latitude:** 32.6404273085  
**Longitude:** -97.3741754552  
**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 5

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02876353

**Site Name:** SOUTH RIDGE ADDITION-5-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,601

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,140

**Land Acres<sup>\*</sup>:** 0.1639

**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:**

MELGREN KEVIN

MELGREN KATHRYN

**Primary Owner Address:**

1304 RIO GRANDE DR  
BENBROOK, TX 76126

**Deed Date:** 5/22/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215108674](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALLANCE JOHN H;VALLANCE SANDRA K	9/26/1991	00104060000733	0010406	0000733
BRYAN RICHARD B	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	\$225,000	\$35,000	\$260,000	\$260,000
2024	\$239,000	\$35,000	\$274,000	\$274,000
2023	\$227,000	\$35,000	\$262,000	\$262,000
2022	\$185,000	\$35,000	\$220,000	\$220,000
2021	\$128,066	\$35,000	\$163,066	\$162,382
2020	\$128,066	\$35,000	\$163,066	\$147,620

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.