



**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

<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:**  
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.