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Address: [3809 MODLIN AVE](#)
City: FORT WORTH
Georeference: 42265--13
Subdivision: TIPTON PLACE ADDITION
Neighborhood Code: APT-7TH Street

Latitude: 32.7503083663
Longitude: -97.374308009
TAD Map: 2036-392
MAPSCO: TAR-075D



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

PROPERTY DATA

Legal Description: TIPTON PLACE ADDITION Lot 13

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: BC
Year Built: 1975
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$477,611
Protest Deadline Date: 5/31/2024

Site Number: 80217273
Site Name: DOROTHY LANE APTS
Site Class: APTMasterMtr - Apartment-Master Meter
Parcels: 6
Primary Building Name: PETER STAHL APTS/04706668
Primary Building Type: Multi-Family
Gross Building Area⁺⁺⁺: 2,380
Net Leasable Area⁺⁺⁺: 2,380
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
STAHL FAMILY LIVING TRUST, THE
Primary Owner Address:
908 DOROTHY LN
FORT WORTH, TX 76107

Deed Date: 7/1/2021
Deed Volume:
Deed Page:
Instrument: [D221191301](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STAHL PETER J	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	\$435,611	\$42,000	\$477,611	\$477,611
2024	\$434,516	\$42,000	\$476,516	\$476,516
2023	\$409,146	\$42,000	\$451,146	\$451,146
2022	\$373,684	\$42,000	\$415,684	\$415,684
2021	\$215,230	\$42,000	\$257,230	\$257,230
2020	\$215,230	\$42,000	\$257,230	\$257,230

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.