



Address: [3712 ORCHARD ST](#)
City: FOREST HILL
Georeference: 45280-2-12
Subdivision: WATKINS ACRES ADDITION
Neighborhood Code: 1H070F

Latitude: 32.6693317745
Longitude: -97.269036561
TAD Map: 2066-364
MAPSCO: TAR-092Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATKINS ACRES ADDITION
Block 2 Lot 12

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$215,533

Protest Deadline Date: 5/24/2024

Site Number: 03312682

Site Name: WATKINS ACRES ADDITION-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,100

Percent Complete: 100%

Land Sqft^{*}: 24,300

Land Acres^{*}: 0.5578

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:

KELLY LINDA G

Primary Owner Address:

3712 ORCHARD ST
FORT WORTH, TX 76119

Deed Date: 11/25/2019

Deed Volume:

Deed Page:

Instrument: [D219277461](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIDSON LUCILLE	12/20/1994	00118380001997	0011838	0001997
DAVIDSON L;DAVIDSON LESTER R	10/16/1990	00100730001569	0010073	0001569
SECRETARY OF HUD	2/8/1989	00095200002327	0009520	0002327
SIMMONS 1ST NATL BK PINE BLUFF	2/7/1989	00095090001846	0009509	0001846
ARMSTRONG KAY	9/23/1986	00087160000367	0008716	0000367
ARMSTRONG JAMES;ARMSTRONG KAY	11/7/1985	00083640001386	0008364	0001386
THOMAS DONALD N	1/25/1985	00080690002286	0008069	0002286
SUBURBAN COSTAL CORP	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 ⁺
2025	\$171,233	\$44,300	\$215,533	\$156,819
2024	\$171,233	\$44,300	\$215,533	\$142,563
2023	\$138,754	\$44,300	\$183,054	\$129,603
2022	\$102,063	\$24,300	\$126,363	\$117,821
2021	\$112,430	\$24,300	\$136,730	\$107,110
2020	\$73,073	\$24,300	\$97,373	\$97,373

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.