



Address: [3648 SOUTH HILLS AVE](#)
City: FORT WORTH
Georeference: 46035-5-27
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003K

Latitude: 32.6967091919
Longitude: -97.3721965816
TAD Map: 2036-372
MAPSCO: TAR-089D



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

PROPERTY DATA

Legal Description: WESTCLIFF ADDITION Block 5
Lot 27

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$773,411

Protest Deadline Date: 5/24/2024

Site Number: 03400417

Site Name: WESTCLIFF ADDITION-5-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,858

Percent Complete: 100%

Land Sqft^{*}: 12,000

Land Acres^{*}: 0.2754

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:

BEATTY TRUST

Primary Owner Address:

14461 SPRINGER AVE
SARATOGA, CA 95070

Deed Date: 8/19/2024

Deed Volume:

Deed Page:

Instrument: [D224194924](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEATTY LISA;BEATTY TODD	5/26/2017	D217119652		
PEPPER MICHAEL A	5/24/2017	D217119651		
PEPPER BETH TRUST;PEPPER MICHAEL	4/12/2013	D213099252	0000000	0000000
RAYLE ALBERT A III;RAYLE E H	6/14/2010	D210146814	0000000	0000000
S HILLS AVENUE LLC	6/23/2009	D209171206	0000000	0000000
HALL ALEX;HALL BART	12/5/2006	D206392756	0000000	0000000
KUNKEL TROY	8/18/2006	D206241610	0000000	0000000
ADCOCK LAURA LEE	12/18/2002	00162380000139	0016238	0000139
KESSLER CARLA	8/23/2002	00159290000187	0015929	0000187
SEC OF HUD	1/2/2002	00154560000093	0015456	0000093
HOMESIDE LENDING INC	1/1/2002	00153970000011	0015397	0000011
COLVIN RAQUEL LEIGH	6/2/2000	00143790000223	0014379	0000223
KOLAR NORMAN A;KOLAR SHERROL	5/31/1995	00119900000181	0011990	0000181
KOLAR ALBION J	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	\$553,411	\$220,000	\$773,411	\$773,411
2024	\$553,411	\$220,000	\$773,411	\$773,411
2023	\$431,244	\$220,000	\$651,244	\$651,244
2022	\$328,762	\$210,000	\$538,762	\$538,762
2021	\$382,952	\$175,000	\$557,952	\$557,952
2020	\$349,275	\$175,000	\$524,275	\$524,275

Pending indicates that the property record has not yet been completed for the indicated tax year.

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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.