



Address: [3706 SOUTH HILLS AVE](#)
City: FORT WORTH
Georeference: 46035-5-29
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003K

Latitude: 32.6967121729
Longitude: -97.3727175369
TAD Map: 2036-372
MAPSCO: TAR-089D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTCLIFF ADDITION Block 5
Lot 29

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: \$512,576

Protest Deadline Date: 5/24/2024

Site Number: 03400433

Site Name: WESTCLIFF ADDITION-5-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,635

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:

KINARD LEE D III

KINARD JOSEPHI

Primary Owner Address:

3706 S HILLS AVE
FORT WORTH, TX 76109-2755

Deed Date: 10/13/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203391481](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGNESS ALICIA;MAGNESS MONTE L	4/17/2002	00156190000021	0015619	0000021
BROZOVIC JOHN E;BROZOVIC VICKI JO	9/15/1994	00117300000450	0011730	0000450
BECKCOM KAREN CURELLA	4/25/1991	00104520002335	0010452	0002335
BECKCOM EDWIN A III;BECKCOM K	8/30/1990	00100350001930	0010035	0001930
ISGUR REBECCA R;ISGUR STUART	9/18/1985	00083570000471	0008357	0000471
EZELL BARBARA LYNNE	3/9/1984	00077650001139	0007765	0001139
J D MASON	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	\$292,576	\$220,000	\$512,576	\$512,576
2024	\$292,576	\$220,000	\$512,576	\$468,657
2023	\$230,048	\$220,000	\$450,048	\$426,052
2022	\$177,320	\$210,000	\$387,320	\$387,320
2021	\$206,497	\$175,000	\$381,497	\$381,497
2020	\$181,850	\$175,000	\$356,850	\$356,850

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.