



Address: [3730 SOUTH HILLS AVE](#)
City: FORT WORTH
Georeference: 46035-5-33
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003K

Latitude: 32.6967134271
Longitude: -97.3737681095
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 33

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

Protest Deadline Date: 5/24/2024

Site Number: 03400484

Site Name: WESTCLIFF ADDITION-5-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,343

Percent Complete: 100%

Land Sqft^{*}: 12,160

Land Acres^{*}: 0.2791

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:

ESPARZA RAMON

ESPARZA SANDRA

Primary Owner Address:

3730 SOUTH HILLS AVE
FORT WORTH, TX 76109

Deed Date: 8/30/2023

Deed Volume:

Deed Page:

Instrument: [D223157281](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEONARD JOSHUA M;LEONARD LEE ANNE	2/23/2015	D215188730-CWD		
BERNARDY PAUL;BERNARDY SARA	5/31/2006	D206167471	0000000	0000000
HARRIS H L HALBERT;HARRIS STEVEN	8/2/1995	00120600001728	0012060	0001728
WELLS HARRIS;WELLS MARIANNE	10/19/1987	000000000000000	0000000	0000000
PHILLIPS JUDITH;PHILLIPS VERNON	4/4/1986	00085080001586	0008508	0001586
MELTON AMOS	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	\$633,444	\$221,600	\$855,044	\$855,044
2024	\$633,444	\$221,600	\$855,044	\$855,044
2023	\$422,400	\$221,600	\$644,000	\$605,000
2022	\$339,146	\$210,854	\$550,000	\$550,000
2021	\$395,000	\$175,000	\$570,000	\$570,000
2020	\$452,518	\$175,000	\$627,518	\$627,518

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.