



Address: [3529 SOUTH HILLS AVE](#)
City: FORT WORTH
Georeference: 46035-6-3
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003L

Latitude: 32.6960577956
Longitude: -97.3690924316
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 6
Lot 3

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: GILL DENSON & COMPANY LLC (12107)

Protest Deadline Date: 5/24/2024

Site Number: 03400530

Site Name: WESTCLIFF ADDITION-6-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,917

Percent Complete: 100%

Land Sqft^{*}: 11,250

Land Acres^{*}: 0.2582

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:

LTCU LLC

Primary Owner Address:

3737 W WREN AVE
FORT WORTH, TX 76133

Deed Date: 9/28/2021

Deed Volume:

Deed Page:

Instrument: [D221288165](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMG MSO LLC	3/31/2020	D220075514		
KMOK TLO LLC	2/7/2014	D214028786	0000000	0000000
OKEEFE KYLE;OKEEFE TARA	4/19/2006	D206119400	0000000	0000000
NELSEN MARGARET M	9/20/2000	00145870000367	0014587	0000367
NELSEN GARY L;NELSEN MARGARET M	12/18/1992	00108870002131	0010887	0002131
OLSON MARY MARGARET	6/17/1986	00085820002090	0008582	0002090
WRIGHT RUBY J ESTATE	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	\$116,500	\$212,500	\$329,000	\$329,000
2024	\$168,351	\$212,500	\$380,851	\$380,851
2023	\$190,642	\$156,250	\$346,892	\$346,892
2022	\$158,738	\$156,262	\$315,000	\$315,000
2021	\$125,000	\$75,000	\$200,000	\$200,000
2020	\$125,000	\$75,000	\$200,000	\$200,000

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.