



Address: [3617 TRAIL LAKE DR](#)
City: FORT WORTH
Georeference: 46035-6-9
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: M4T03A

Latitude: 32.695720477
Longitude: -97.3704413568
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 9

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: B

Year Built: 2018

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 03400603

Site Name: WESTCLIFF ADDITION-6-9

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 3,616

Percent Complete: 100%

Land Sqft^{*}: 11,880

Land Acres^{*}: 0.2727

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:

LARKIN PROPERTIES I LLC

Primary Owner Address:

3904 SUMMERCREST DR
FORT WORTH, TX 76109

Deed Date: 6/22/2018

Deed Volume:

Deed Page:

Instrument: [D218138157](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENSHEIMER CHRISTOPHER;GENSHEIMER M N	4/28/1995	00119560000669	0011956	0000669
CRUM KATHERINE L	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	\$368,640	\$218,800	\$587,440	\$587,440
2024	\$723,926	\$218,800	\$942,726	\$942,726
2023	\$681,664	\$159,400	\$841,064	\$841,064
2022	\$490,570	\$159,430	\$650,000	\$650,000
2021	\$395,000	\$75,000	\$470,000	\$470,000
2020	\$413,751	\$56,249	\$470,000	\$470,000

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.