



Address: [3701 SOUTH HILLS AVE](#)
City: FORT WORTH
Georeference: 46035-7-10
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003K

Latitude: 32.6961509832
Longitude: -97.3725780469
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 7
Lot 10

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 03400816
Site Name: WESTCLIFF ADDITION-7-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,255
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:
TROUT SCOTT CHRISTOPHER
Primary Owner Address:
3701 S HILLS AVE
FORT WORTH, TX 76109-2756

Deed Date: 6/15/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205171239](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLINE RUTH	11/26/1997	00129950000506	0012995	0000506
MCELROY HELEN E	12/31/1900	0000000000000000	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	\$40,916	\$212,500	\$253,416	\$253,416
2024	\$69,073	\$212,500	\$281,573	\$281,573
2023	\$104,265	\$212,500	\$316,765	\$296,341
2022	\$63,189	\$206,212	\$269,401	\$269,401
2021	\$98,252	\$175,000	\$273,252	\$273,252
2020	\$118,262	\$175,000	\$293,262	\$293,262

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.