

Tarrant Appraisal District Property Information | PDF

Account Number: 03400816

Address: 3701 SOUTH HILLS AVE

City: FORT WORTH **Georeference:** 46035-7-10

Subdivision: WESTCLIFF ADDITION

Neighborhood Code: 4T003K

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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

Latitude: 32.6961509832

TAD Map: 2036-372 MAPSCO: TAR-089D

Longitude: -97.3725780469

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.

OWNER INFORMATION

Current Owner: TROUT SCOTT CHRISTOPHER

Primary Owner Address:

3701 S HILLS AVE

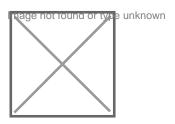
FORT WORTH, TX 76109-2756

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	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.