



Address: [3512 RASHTI CT](#)
City: FORT WORTH
Georeference: 46035-21-22
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003L

Latitude: 32.693742713
Longitude: -97.3691087439
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 21
Lot 22

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: 1949

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 03404277

Site Name: WESTCLIFF ADDITION-21-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,433

Percent Complete: 100%

Land Sqft^{*}: 10,579

Land Acres^{*}: 0.2428

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:

JPS REAL ESTATE LLC

Primary Owner Address:

3200 HANDLEY EDERVILLE RD
RICHLAND HILLS, TX 76118

Deed Date: 9/24/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213254466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBBINS CASEY D;ROBBINS LINDSAY	10/28/2002	00161030000222	0016103	0000222
SIMMONS JERRY	8/21/2002	00159160000197	0015916	0000197
SHERWOOD STEVEN EDWYN	6/18/2001	00149980000185	0014998	0000185
SHERWOOD MARY;SHERWOOD STEVEN	7/28/1992	00107230001950	0010723	0001950
COX ANDREA R;COX ROYCE D	1/15/1991	00101510001411	0010151	0001411
MCLAUGHLIN STELLA M	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	\$103,301	\$205,790	\$309,091	\$309,091
2024	\$134,210	\$205,790	\$340,000	\$340,000
2023	\$169,100	\$152,895	\$321,995	\$321,995
2022	\$142,710	\$152,867	\$295,577	\$295,577
2021	\$190,000	\$75,000	\$265,000	\$265,000
2020	\$190,000	\$75,000	\$265,000	\$265,000

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.