



**Address:** [3616 W SEMINARY DR](#)  
**City:** FORT WORTH  
**Georeference:** 46035-29-19  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4T003L

**Latitude:** 32.6866543042  
**Longitude:** -97.3715454596  
**TAD Map:** 2036-368  
**MAPSCO:** TAR-089H



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WESTCLIFF ADDITION Block 29  
Lot 19

**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:** 1950

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344) N

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$469,043

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03406164

**Site Name:** WESTCLIFF ADDITION-29-19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,983

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,250

**Land Acres<sup>\*</sup>:** 0.2582

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VIOLA ANN E

**Primary Owner Address:**

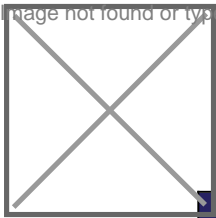
PO BOX 102017  
FORT WORTH, TX 76185

**Deed Date:** 10/19/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222252615](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANKENBAUER KEN D	1/7/1999	00136120000316	0013612	0000316
PECK MARY R	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$87,500	\$212,500	\$300,000	\$300,000
2024	\$27,500	\$212,500	\$240,000	\$240,000
2023	\$59,181	\$156,250	\$215,431	\$215,431
2022	\$80,441	\$156,262	\$236,703	\$236,703
2021	\$127,595	\$75,000	\$202,595	\$202,595
2020	\$117,609	\$75,000	\$192,609	\$192,609

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.