



**Address:** [3533 SOUTH DR](#)  
**City:** FORT WORTH  
**Georeference:** 46035-31-7  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4T003L

**Latitude:** 32.6864022486  
**Longitude:** -97.3696895353  
**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 31  
Lot 7

**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:** None

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

**Notice Value:** \$328,581

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

**Site Number:** 03406598  
**Site Name:** WESTCLIFF ADDITION-31-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,408  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,750  
**Land Acres<sup>\*</sup>:** 0.3615  
**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:**

LOPEZ NICK JR  
LOPEZ JENNIFER D

**Primary Owner Address:**

3533 SOUTH DR  
FORT WORTH, TX 76109

**Deed Date:** 5/10/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221132173](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATTLE STEPHEN JAMES	7/22/2010	<a href="#">D210183759</a>	0000000	0000000
BATTLE STEPHEN;BATTLE WINTER	11/6/2007	<a href="#">D207402417</a>	0000000	0000000
RUSILOSKI PATRICIA;RUSILOSKI STANLEY	5/17/2004	<a href="#">D204156943</a>	0000000	0000000
CURTIS LAJUANA JO	12/14/1994	0000000000000000	0000000	0000000
WILLIAMSON CATHERINE EST	11/24/1993	00114530002262	0011453	0002262
WILLIAMSON WOODROW W	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 <sup>+</sup>
2025	\$76,875	\$193,125	\$270,000	\$270,000
2024	\$135,456	\$193,125	\$328,581	\$283,985
2023	\$144,898	\$134,062	\$278,960	\$258,168
2022	\$100,626	\$134,072	\$234,698	\$234,698
2021	\$96,067	\$75,000	\$171,067	\$148,500
2020	\$60,000	\$75,000	\$135,000	\$135,000

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

- 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.