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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 03408035**

**Address:** [3961 WEYBURN DR](#)  
**City:** FORT WORTH  
**Georeference:** 46035-40-12  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4T003A

**Latitude:** 32.6800679034  
**Longitude:** -97.3766822658  
**TAD Map:** 2036-368  
**MAPSCO:** TAR-089M



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

## PROPERTY DATA

**Legal Description:** WESTCLIFF ADDITION Block 40  
Lot 12

**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:** 1951

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 03408035

**Site Name:** WESTCLIFF ADDITION-40-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,934

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

BUDKE KAITLYN ELIZABETH  
DUPRIEST RYAN

**Primary Owner Address:**

3961 WEYBURN DR  
FORT WORTH, TX 76109

**Deed Date:** 5/25/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219114226](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUDKE KAITLYN ELIZABETH;DUPRIEST RYAN	5/24/2019	<a href="#">D219114226</a>		
O'MEARA KELSEY;O'MEARA KENNETH	8/2/2018	<a href="#">D218174065</a>		
HANNA EMILY A	5/21/2015	<a href="#">D215112125</a>		
MARCINOWSKI JEFFERY	5/2/2013	<a href="#">D213126445</a>	0000000	0000000
MARCINOWSKI JEFFERY ETAL	3/27/2006	<a href="#">D206092039</a>	0000000	0000000
MARTIN L VANCE;MARTIN MARNI	9/2/2005	<a href="#">D205270266</a>	0000000	0000000
BROCKHAUSEN TERENCE E EST	1/10/1989	00094890000268	0009489	0000268
TAYLOR ALONZO C	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 <sup>+</sup>
2025	\$183,415	\$120,000	\$303,415	\$303,415
2024	\$183,415	\$120,000	\$303,415	\$303,415
2023	\$244,726	\$90,000	\$334,726	\$329,361
2022	\$209,419	\$90,000	\$299,419	\$299,419
2021	\$280,700	\$75,000	\$355,700	\$355,700
2020	\$269,241	\$75,000	\$344,241	\$344,241

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.