



**Address:** [3945 WEYBURN DR](#)  
**City:** FORT WORTH  
**Georeference:** 46035-40-16  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4T003A

**Latitude:** 32.6807266139  
**Longitude:** -97.3773317981  
**TAD Map:** 2036-368  
**MAPSCO:** TAR-089M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WESTCLIFF ADDITION Block 40  
Lot 16

**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:** 1952  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$291,130  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03408086  
**Site Name:** WESTCLIFF ADDITION-40-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,652  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,512  
**Land Acres<sup>\*</sup>:** 0.2413  
**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:**  
MCARDLE THOMAS R  
MCARDLE SARAH  
**Primary Owner Address:**  
3945 WEYBURN DR  
FORT WORTH, TX 76109-5037

**Deed Date:** 12/21/1988  
**Deed Volume:** 0009469  
**Deed Page:** 0002048  
**Instrument:** 00094690002048

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHERKASSKY ALLA;CHERKASSKY MICHAEL	6/27/1986	00085940000798	0008594	0000798
ROLAND E EHRBORN	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	\$86,010	\$205,120	\$291,130	\$291,130
2024	\$86,010	\$205,120	\$291,130	\$269,688
2023	\$104,417	\$152,560	\$256,977	\$245,171
2022	\$92,866	\$152,529	\$245,395	\$222,883
2021	\$127,621	\$75,000	\$202,621	\$202,621
2020	\$135,828	\$75,000	\$210,828	\$210,828

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.