



**Address:** [3864 SOUTH DR](#)  
**City:** FORT WORTH  
**Georeference:** 46035-42-6  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4T003B

**Latitude:** 32.6846736536  
**Longitude:** -97.3777923395  
**TAD Map:** 2036-368  
**MAPSCO:** TAR-089L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTCLIFF ADDITION Block 42  
Lot 6

**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:** None

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

**Notice Value:** \$667,000

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

**Site Number:** 03408787

**Site Name:** WESTCLIFF ADDITION-42-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,612

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,500

**Land Acres<sup>\*</sup>:** 0.2869

**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:**

RAY COURTNEY

RAY BRIAN

**Primary Owner Address:**

3864 SOUTH DRIVE  
FORT WORTH, TX 76109

**Deed Date:** 5/25/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218113709](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUPPE KRISTIN;HUPPE RICHARD R	2/22/2018	<a href="#">D218042182</a>		
HUPPE RICHARD R	4/27/2012	<a href="#">D212103487</a>	0000000	0000000
COBURN DAVID M;COBURN VICKI L	5/15/1986	00085480001424	0008548	0001424
ARNN JOHN W JR	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	\$442,000	\$225,000	\$667,000	\$517,999
2024	\$442,000	\$225,000	\$667,000	\$470,908
2023	\$402,500	\$212,500	\$615,000	\$428,098
2022	\$344,293	\$212,500	\$556,793	\$389,180
2021	\$347,313	\$75,000	\$422,313	\$353,800
2020	\$246,636	\$75,000	\$321,636	\$321,636

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.