



Address: [3701 CIMMARON TR](#)
City: FORT WORTH
Georeference: 46070-5-29
Subdivision: WESTERN HILLS ADDITION SEC II
Neighborhood Code: 4W003L

Latitude: 32.7175873153
Longitude: -97.464379245
TAD Map: 2006-380
MAPSCO: TAR-073T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN HILLS ADDITION
SEC II Block 5 Lot 29

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: 1959
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$258,265
Protest Deadline Date: 5/24/2024

Site Number: 03424553
Site Name: WESTERN HILLS ADDITION SEC II-5-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,660
Percent Complete: 100%
Land Sqft^{*}: 8,307
Land Acres^{*}: 0.1907
Pool: N

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
LEACH JOHN W
SMITH JOHNSTON JAMIE
LEACH MARGARET E
Primary Owner Address:
3701 CIMMARON TRL
FORT WORTH, TX 76116-6814

Deed Date: 12/6/2017
Deed Volume:
Deed Page:
Instrument: 2018-PR01023-2

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEACH VELMA MARIE	12/12/2008	000000000000000	0000000	0000000
LEACH ROY L EST	12/31/1900	00044880000603	0004488	0000603

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 ⁺
2025	\$223,265	\$35,000	\$258,265	\$243,624
2024	\$223,265	\$35,000	\$258,265	\$203,020
2023	\$207,056	\$35,000	\$242,056	\$184,564
2022	\$165,040	\$35,000	\$200,040	\$167,785
2021	\$140,440	\$35,000	\$175,440	\$152,532
2020	\$119,935	\$35,000	\$154,935	\$138,665

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.