



Address: [3609 CIMMARON TR](#)
City: FORT WORTH
Georeference: 46070-5-33
Subdivision: WESTERN HILLS ADDITION SEC II
Neighborhood Code: 4W003L

Latitude: 32.7183219771
Longitude: -97.4646911457
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 33

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: 1958

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$270,142

Protest Deadline Date: 5/24/2024

Site Number: 03424618

Site Name: WESTERN HILLS ADDITION SEC II-5-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,727

Percent Complete: 100%

Land Sqft^{*}: 9,301

Land Acres^{*}: 0.2135

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:

VILLEGAS IVAN

CANALES MARISOL

Primary Owner Address:

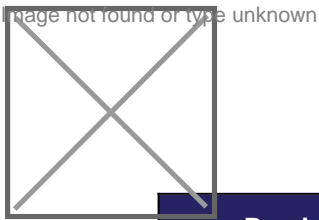
3609 CIMMARON TRL
FORT WORTH, TX 76116

Deed Date: 12/22/2023

Deed Volume:

Deed Page:

Instrument: [D223226937](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GANTT MUSICK ELIZABETH	2/2/2023	D223106731		
GANTT WYNAGENE	10/15/2001	00151980000280	0015198	0000280
JOHNSTON THOMAS A	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 ⁺
2025	\$235,142	\$35,000	\$270,142	\$247,301
2024	\$235,142	\$35,000	\$270,142	\$206,084
2023	\$193,303	\$35,000	\$228,303	\$187,349
2022	\$173,160	\$35,000	\$208,160	\$170,317
2021	\$146,927	\$35,000	\$181,927	\$154,834
2020	\$125,293	\$35,000	\$160,293	\$140,758

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.