



**Address:** [2936 ENCINO DR](#)  
**City:** FORT WORTH  
**Georeference:** 46075-82-10  
**Subdivision:** WESTERN HILLS ADD SEC III-VIII  
**Neighborhood Code:** 4W001A

**Latitude:** 32.7296327825  
**Longitude:** -97.4742460009  
**TAD Map:** 2006-384  
**MAPSCO:** TAR-073J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTERN HILLS ADD SEC III-VIII Block 82 Lot 10

**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:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03434141

**Site Name:** WESTERN HILLS ADD SEC III-VIII-82-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,713

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,088

**Land Acres<sup>\*</sup>:** 0.2086

**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:**

DIXON TERESA

**Primary Owner Address:**

2936 ENCINO DR  
FORT WORTH, TX 76116

**Deed Date:** 6/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219127189](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARR LAYNE;WARR TOMMY	7/27/2012	<a href="#">D212187134</a>	0000000	0000000
FEDERAL NATL MORTGAGE ASSOC	12/6/2011	<a href="#">D211300733</a>	0000000	0000000
WINKELMANN RICHARD F EST	9/29/2000	00145490000068	0014549	0000068
WINKELMAN DORA M	9/19/2000	00145490000064	0014549	0000064
WINKELMANN RICHARD F	6/27/2000	00144180000552	0014418	0000552
WINKELMAN DORA M	8/4/1998	00134080000401	0013408	0000401
WEST VIOLET D EST	1/22/1987	00000000000000	0000000	0000000
WEST LEWIS T;WEST VIOLET	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	\$177,376	\$30,000	\$207,376	\$207,376
2024	\$177,376	\$30,000	\$207,376	\$207,376
2023	\$172,593	\$30,000	\$202,593	\$202,593
2022	\$128,067	\$30,000	\$158,067	\$158,067
2021	\$121,486	\$30,000	\$151,486	\$151,486
2020	\$139,085	\$30,000	\$169,085	\$169,085

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.