



Address: [3732 MODLIN AVE](#)
City: FORT WORTH
Georeference: 45850-2-3
Subdivision: WEST HIGHLAND
Neighborhood Code: 4C120D

Latitude: 32.7508206154
Longitude: -97.3729966693
TAD Map: 2036-392
MAPSCO: TAR-075D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST HIGHLAND Block 2 Lot 3

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: 1932
Personal Property Account: N/A
Agent: THE RAY TAX GROUP LLC (01008)
Protest Deadline Date: 5/24/2024

Site Number: 03450651
Site Name: WEST HIGHLAND-2-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,532
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
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:
ESSL TRAVIS J
Primary Owner Address:
3736 MODLIN AVE
FORT WORTH, TX 76107

Deed Date: 9/21/2016
Deed Volume:
Deed Page:
Instrument: [D216222162](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARRETT ALLEENE JOE	3/24/1986	00084930001302	0008493	0001302
HELEN W BORDENO	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 ⁺
2025	\$147,297	\$187,500	\$334,797	\$334,797
2024	\$213,839	\$187,500	\$401,339	\$401,339
2023	\$236,534	\$187,500	\$424,034	\$424,034
2022	\$198,975	\$187,500	\$386,475	\$386,475
2021	\$132,500	\$187,500	\$320,000	\$320,000
2020	\$132,500	\$187,500	\$320,000	\$320,000

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.