



Address: [3712 MATTISON AVE](#)
City: FORT WORTH
Georeference: 45850-4-5
Subdivision: WEST HIGHLAND
Neighborhood Code: 4C120D

Latitude: 32.7498830677
Longitude: -97.372196348
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 4 Lot 5

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: 1927

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$487,898

Protest Deadline Date: 5/24/2024

Site Number: 03450953

Site Name: WEST HIGHLAND-4-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,346

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

11EVIN INVESTMENTS LLC

Primary Owner Address:

3 COURTNEY CT
ARLINGTON, TX 76105

Deed Date: 2/13/2025

Deed Volume:

Deed Page:

Instrument: [D225025761](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------------------|-------------|-----------|
| TMP COMPANIES INC | 8/28/2023 | D223155363 | | |
| CARTER GINA MONICA | 12/15/2020 | D221060487 | | |
| GM BUSINESS VENTURES LLC | 6/24/2020 | D220150264 | | |
| NORAVI PROPERTIES LLC | 8/22/2019 | D219190151 | | |
| TEVENS PROPERTIES LP | 4/1/2008 | D208115504 | 0000000 | 0000000 |
| O'SHEA THOMAS | 11/13/1985 | 00083690002100 | 0008369 | 0002100 |
| O SHERA J THOMAS | 3/5/1985 | 00081080001741 | 0008108 | 0001741 |
| MASON PAULINE T | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |
| THOMAS A MASON | 12/30/1900 | 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 | \$262,898 | \$225,000 | \$487,898 | \$487,898 |
| 2024 | \$262,898 | \$225,000 | \$487,898 | \$487,898 |
| 2023 | \$74,427 | \$225,000 | \$299,427 | \$299,427 |
| 2022 | \$62,798 | \$225,000 | \$287,798 | \$287,798 |
| 2021 | \$53,971 | \$225,000 | \$278,971 | \$278,971 |
| 2020 | \$72,214 | \$225,000 | \$297,214 | \$297,214 |

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.