



Address: [3705 MODLIN AVE](#)
City: FORT WORTH
Georeference: 45850-4-10
Subdivision: WEST HIGHLAND
Neighborhood Code: 4C120D

Latitude: 32.7503102423
Longitude: -97.3718658819
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 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: 1942

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$320,000

Protest Deadline Date: 5/24/2024

Site Number: 03451011

Site Name: WEST HIGHLAND-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,098

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:

3705 MODLIN VENTURE LLC

Primary Owner Address:

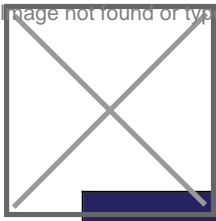
449 HERITAGE TRL
BURLESON, TX 76028

Deed Date: 3/11/2025

Deed Volume:

Deed Page:

Instrument: [D225045908](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEWART KOLBY G	12/2/2024	D224215997		
M2GE 3705 MODLIN LLC	7/2/2021	D221195605		
GREATER ASSOCIATED PARTNERS	2/15/1991	00108650001637	0010865	0001637
SCHUSSLER IRWIN;SCHUSSLER MYRA	2/8/1991	00108510001315	0010851	0001315
SCHUSSLER IRWIN	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	\$132,500	\$187,500	\$320,000	\$320,000
2024	\$132,500	\$187,500	\$320,000	\$320,000
2023	\$105,500	\$187,500	\$293,000	\$293,000
2022	\$102,500	\$187,500	\$290,000	\$290,000
2021	\$77,500	\$187,500	\$265,000	\$265,000
2020	\$52,500	\$187,500	\$240,000	\$240,000

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.