



**Address:** [3725 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45850-4-14  
**Subdivision:** WEST HIGHLAND  
**Neighborhood Code:** 4C120D

**Latitude:** 32.750315581  
**Longitude:** -97.3725118716  
**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 14

**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:** 1924

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 03451062  
**Site Name:** WEST HIGHLAND-4-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,096  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**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:**

NEWBY KEITH E  
NEWBY SUE PURDY  
**Primary Owner Address:**  
3725 MODLIN AVE  
FORT WORTH, TX 76107-2507

**Deed Date:** 8/28/1990  
**Deed Volume:** 0010035  
**Deed Page:** 0001128  
**Instrument:** 00100350001128

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALTMAN LYNNE;WALTMAN WILLIAM	7/22/1985	00082510000241	0008251	0000241
FAIGIN AL E	4/1/1982	0000000000000000	0000000	0000000



## VALUES

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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	\$60,504	\$187,500	\$248,004	\$248,004
2024	\$60,504	\$187,500	\$248,004	\$248,004
2023	\$57,037	\$187,500	\$244,537	\$244,537
2022	\$57,037	\$187,500	\$244,537	\$244,537
2021	\$44,597	\$187,500	\$232,097	\$232,097
2020	\$44,597	\$187,500	\$232,097	\$232,097

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

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- HOMESTEAD GENERAL 11.13(b)

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.