



**Address:** [3729 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45850-4-16  
**Subdivision:** WEST HIGHLAND  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7503172749  
**Longitude:** -97.3728370815  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075D



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

## PROPERTY DATA

**Legal Description:** WEST HIGHLAND Block 4 Lot 16

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03451089

**Site Name:** WEST HIGHLAND-4-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,512

**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:**

DESMOND FRASER  
DESMOND CRISTINA

**Primary Owner Address:**

3729 MODLIN AVE  
FORT WORTH, TX 76107

**Deed Date:** 12/4/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219281053](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN CATHERINE E;DAVENPORT TODD RAY	10/27/2014	<a href="#">D214235009</a>		
JONES ALLISON;JONES WILLIAM W	1/23/2009	<a href="#">D209025490</a>	0000000	0000000
MHI PARTNERSHIP LTD	10/14/2005	<a href="#">D205311518</a>	0000000	0000000
ALCAN TARRANT #1 LP	4/2/2004	<a href="#">D204107476</a>	0000000	0000000
DODSON JOSEPH E JR	4/28/2000	00143200000291	0014320	0000291
D & O PROPERTIES LLC	10/5/1999	00140410000382	0014041	0000382
FT WORTH OSTEOPATHIC HOSP INC	7/8/1998	00133080000440	0013308	0000440
PORTER CHARLOTTE B;PORTER W H	9/27/1984	00079770000318	0007977	0000318
ROBERT E CRAWFORD	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	\$553,805	\$187,500	\$741,305	\$741,305
2024	\$553,805	\$187,500	\$741,305	\$741,305
2023	\$572,764	\$187,500	\$760,264	\$760,264
2022	\$476,951	\$187,500	\$664,451	\$664,451
2021	\$404,958	\$187,500	\$592,458	\$592,458
2020	\$332,273	\$187,500	\$519,773	\$519,773

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

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## Tarrant Appraisal District Property Information | PDF

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.