



Address: [3739 MODLIN AVE](#)
City: FORT WORTH
Georeference: 45850-4-18
Subdivision: WEST HIGHLAND
Neighborhood Code: M4C02B

Latitude: 32.7503195274
Longitude: -97.3731640386
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 18

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: B

Year Built: 1937

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03451100
Site Name: WEST HIGHLAND-4-18
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 2,470
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:

ADAM RONALD SHARBEL
ADAM RENEE

Primary Owner Address:

5417 RICHARD AVE
DALLAS, TX 75206

Deed Date: 3/9/2022
Deed Volume:
Deed Page:
Instrument: [D222070063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MODLIN FLATS LLC	4/1/2019	D219067248		
SMITH ANGELA S;SMITH BILL B	5/31/2017	D217128101		
SMITH ANGELA S SMITH;SMITH BILL B	6/3/2005	D205164520	0000000	0000000
OSBORNE EQUITIES PARTNERS LP	3/29/2002	00159640000099	0015964	0000099
OSBORNE ROBERT	11/7/2001	00152670000310	0015267	0000310
D & O PROPERTIES LLC	10/5/1999	00140410000383	0014041	0000383
FORT WORTH OSTEOPATHIC HOSP	3/16/1993	00110450000438	0011045	0000438
BOYSEN HARVEY H ETAL JR	11/4/1986	00087380000152	0008738	0000152
911 PARTNERSHIP	6/6/1984	00078490001685	0007849	0001685
GLORIA COX	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	\$136,903	\$187,500	\$324,403	\$324,403
2024	\$136,903	\$187,500	\$324,403	\$324,403
2023	\$87,720	\$187,500	\$275,220	\$275,220
2022	\$89,876	\$187,500	\$277,376	\$277,376
2021	\$46,016	\$187,500	\$233,516	\$233,516
2020	\$63,964	\$187,500	\$251,464	\$251,464

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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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.