



Address: [3609 CLIFFWOOD DR](#)
City: COLLEYVILLE
Georeference: 47450-1-6
Subdivision: WOODBRIAR ESTATES WEST ADDN
Neighborhood Code: 3X010H

Latitude: 32.8631034342
Longitude: -97.1696011062
TAD Map: 2096-432
MAPSCO: TAR-039X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODBRIAR ESTATES WEST
ADDN Block 1 Lot 6

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$513,000

Protest Deadline Date: 5/24/2024

Site Number: 03584267

Site Name: WOODBRIAR ESTATES WEST ADDN-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,850

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MCDANIEL JOHN D
MCDANIEL LEAH C

Primary Owner Address:

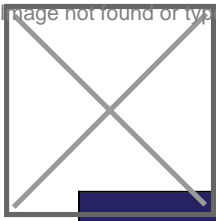
3609 CLIFFWOOD DR
COLLEYVILLE, TX 76034-8652

Deed Date: 4/8/1992

Deed Volume: 0010608

Deed Page: 0000489

Instrument: 00106080000489



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEALS GORDON DANIEL;MEALS JEAN	9/26/1988	00093970000384	0009397	0000384
STRUNSKY DAVID L;STRUNSKY VICKI P	1/30/1984	00077330001997	0007733	0001997
JOHN W.BARFIELD	12/31/1900	0000000000000000	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	\$370,000	\$120,000	\$490,000	\$490,000
2024	\$393,000	\$120,000	\$513,000	\$499,125
2023	\$466,441	\$100,000	\$566,441	\$453,750
2022	\$415,299	\$100,000	\$515,299	\$412,500
2021	\$275,000	\$100,000	\$375,000	\$375,000
2020	\$275,000	\$100,000	\$375,000	\$375,000

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

- 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.