



Address: [3612 SAN BAR LN](#)
City: COLLEYVILLE
Georeference: 47450-1-14
Subdivision: WOODBRIAR ESTATES WEST ADDN
Neighborhood Code: 3X010H

Latitude: 32.8633848387
Longitude: -97.1690960462
TAD Map: 2096-432
MAPSCO: TAR-039Y



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 14

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: 1981

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03584356

Site Name: WOODBRIAR ESTATES WEST ADDN-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,538

Percent Complete: 100%

Land Sqft^{*}: 16,100

Land Acres^{*}: 0.3696

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:

MCCUTCHEON JOHN

MCCUTCHEON JENNY

Primary Owner Address:

3612 SAN BAR LN
COLLEYVILLE, TX 76034

Deed Date: 1/25/2021

Deed Volume:

Deed Page:

Instrument: [D221023411](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTHERLAND JOHN;SOUTHERLAND LEANNE	8/21/2009	D209229277	0000000	0000000
BOLTE CATHERINE	10/30/2008	000000000000000	0000000	0000000
BOLTE CATHERI;BOLTE JOHN E EST	10/12/1989	00097350001881	0009735	0001881
MERRILL LYNCH REALTY PTNRSHIP	10/2/1989	00097350001873	0009735	0001873
DUNCAN DAVID MICHAEL	9/24/1987	00090930001837	0009093	0001837
DUNCAN DAVID M;DUNCAN MELODY	12/31/1900	00071620001534	0007162	0001534

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	\$375,375	\$120,000	\$495,375	\$495,375
2024	\$375,375	\$120,000	\$495,375	\$495,375
2023	\$400,976	\$100,000	\$500,976	\$463,704
2022	\$321,549	\$100,000	\$421,549	\$421,549
2021	\$261,824	\$100,000	\$361,824	\$357,500
2020	\$225,000	\$100,000	\$325,000	\$325,000

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.