



Address: [3706 WASHBURN AVE](#)
City: FORT WORTH
Georeference: 33290-2-21R1
Subdivision: QUEENSBOROUGH HEIGHTS ADDN
Neighborhood Code: M4C02A

Latitude: 32.7433997099
Longitude: -97.3728176236
TAD Map: 2036-388
MAPSCO: TAR-075H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUEENSBOROUGH HEIGHTS
ADDN Block 2 Lot 21R1

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)

Site Number: 04957857

Site Name: QUEENSBOROUGH HEIGHTS ADDN-2-21R1

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 3,104

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

State Code: B

Year Built: 1983

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (600988)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

THE MCCLAIN FAMILY TRUST

Primary Owner Address:

6025 WEDGWOOD DR
FORT WORTH, TX 76133

Deed Date: 1/6/2023

Deed Volume:

Deed Page:

Instrument: [D223004353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLAIN JOHN T;MCCLAIN MERCITA	3/9/2018	D218052028		
HUFFMAN CHERYL	1/15/2016	D216011846		
GILES SUSAN D;GILES ZACHARY T	2/24/2006	D206062458	0000000	0000000
COLISEUM PROPERTIES	10/19/2001	00152100000090	0015210	0000090
SMALL DON E;SMALL REECE B	4/4/1983	00074770000181	0007477	0000181
TEXAS & RIO GRANDE CO	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	\$397,449	\$177,000	\$574,449	\$574,449
2024	\$551,707	\$177,000	\$728,707	\$728,707
2023	\$619,800	\$177,000	\$796,800	\$796,800
2022	\$350,771	\$176,982	\$527,753	\$527,753
2021	\$374,500	\$187,500	\$562,000	\$562,000
2020	\$409,350	\$187,500	\$596,850	\$596,850

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

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.