



**Address:** [3817 FLINTWOOD TR](#)  
**City:** FORT WORTH  
**Georeference:** 40685-104-20  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.8769318096  
**Longitude:** -97.3001926456  
**TAD Map:** 2060-440  
**MAPSCO:** TAR-035R



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

## PROPERTY DATA

**Legal Description:** SUMMERFIELDS ADDITION  
Block 104 Lot 20 50% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**Site Number:** 05146399  
**Site Name:** SUMMERFIELDS ADDITION Block 104 Lot 20 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,048

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1985 **Land Sqft<sup>\*</sup>:** 6,829

**Personal Property Accounts:** N/A  
**Land Notes:** 0.1567

**Agent:** None **Pool:** N

**Protest Deadline**

**Date:** 5/24/2024

<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:**

LECLAIR KYLE MICHAEL

**Primary Owner Address:**

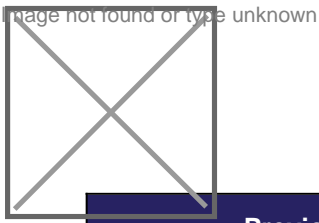
3817 FLINTWOOD TRL  
FORT WORTH, TX 76137

**Deed Date:** 1/1/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222169713](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRENON LEO;LECLAIR KYLE MICHAEL	7/1/2022	<a href="#">D222169713</a>		
LINEHAN CHARLES EDWARD	7/13/2018	<a href="#">D218154589</a>		
OPENDOOR PROPERTY W8 LLC	5/30/2018	<a href="#">D218117057</a>		
LEWIS MARC B	11/2/2001	00152530000078	0015253	0000078
SCOTT GINA RENE	10/28/1994	00117840000590	0011784	0000590
BANK OF AMERICA NT & SA	7/5/1994	00116520001314	0011652	0001314
RICKETTS KATHERINE A ETAL	9/1/1992	00107610001163	0010761	0001163
HALEY DANNY J	9/1/1988	00093700000013	0009370	0000013
ADMINISTRATOR VETERAN AFFAIRS	4/6/1988	00092450001907	0009245	0001907
ICM MORTGAGE CORPORATON	4/5/1988	00092450001903	0009245	0001903
WEDEL KARREN L;WEDEL WILLIAM L	8/6/1985	00082670002141	0008267	0002141
PULTE HOMES CORP	4/18/1985	00081540001992	0008154	0001992
CAMBRIDGE COMPANIES INC	12/31/1900	00000000000000	0000000	0000000

## VALUES

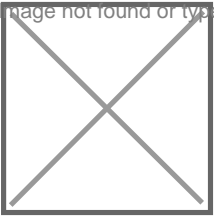
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information.](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$80,332	\$27,500	\$107,832	\$107,832
2024	\$80,332	\$27,500	\$107,832	\$107,832
2023	\$84,974	\$27,500	\$112,474	\$112,474
2022	\$135,457	\$40,000	\$175,457	\$171,500
2021	\$116,040	\$40,000	\$156,040	\$155,909
2020	\$101,735	\$40,000	\$141,735	\$141,735

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.

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## EXEMPTIONS / SPECIAL APPRAISAL

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.