



Address: [3509 MINOT AVE](#)
City: FORT WORTH
Georeference: 39460-114-11R
Subdivision: SOUTH HILLS ADDITION
Neighborhood Code: 4S120B

Latitude: 32.6582969472
Longitude: -97.3675623825
TAD Map: 2036-360
MAPSCO: TAR-090W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH HILLS ADDITION Block
114 Lot 11R

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: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$281,562

Protest Deadline Date: 5/24/2024

Site Number: 06519113

Site Name: SOUTH HILLS ADDITION-114-11R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,938

Percent Complete: 100%

Land Sqft^{*}: 13,283

Land Acres^{*}: 0.3049

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:

JORDAN KATHRYN

Primary Owner Address:

3509 MINOT AVE
FORT WORTH, TX 76133

Deed Date: 2/4/2025

Deed Volume:

Deed Page:

Instrument: [D225018486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HULEN KATE;WOMMACK CHASE	6/19/2020	D220144306		
G-FORCE INVESTMENTS LLC	10/15/2019	D219239283		
HEB HOMES LLC	10/15/2019	D219236943		
CARTUS FINANCIAL CORPORATION	10/15/2019	D219236942		
WELLER KAREN;WELLER ROBERT	1/1/1991	000000000000000	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	\$241,562	\$40,000	\$281,562	\$281,562
2024	\$241,562	\$40,000	\$281,562	\$281,562
2023	\$237,140	\$40,000	\$277,140	\$257,266
2022	\$193,878	\$40,000	\$233,878	\$233,878
2021	\$181,070	\$40,000	\$221,070	\$221,070
2020	\$161,471	\$40,000	\$201,471	\$201,471

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.