



**Address:** [3601 SUTTER CT](#)  
**City:** FORT WORTH  
**Georeference:** 40995H-1-20  
**Subdivision:** SUTTER'S MILL ADDITION  
**Neighborhood Code:** 3K400F

**Latitude:** 32.8735779159  
**Longitude:** -97.3042351033  
**TAD Map:** 2060-436  
**MAPSCO:** TAR-035R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUTTER'S MILL ADDITION  
Block 1 Lot 20

**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)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06696759

**Site Name:** SUTTER'S MILL ADDITION-1-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,892

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**Pool:** N

<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:**

ALVAREZ SAMUEL

ALVAREZ YADIRA

**Primary Owner Address:**

3601 SUTTER CT  
FORT WORTH, TX 76137

**Deed Date:** 5/30/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218121009](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINCOLNSHIRE 1701 PROP INV LLC	2/19/2009	<a href="#">D209049060</a>	0000000	0000000
OWPUS FAMILY LP	9/5/2008	<a href="#">D209026669</a>	0000000	0000000
SUTTER COURT 3601 LAND TRUST	7/6/2006	<a href="#">D206323392</a>	0000000	0000000
SCHAFER JOHN	3/16/2006	<a href="#">D206076854</a>	0000000	0000000
WELLS FARGO BANK N A	11/1/2005	<a href="#">D205337994</a>	0000000	0000000
ALISON ALAN W;ALISON TAMARA D	1/24/2002	00154270000084	0015427	0000084
HEIDMAN CYNTHIA L;HEIDMAN J K	8/16/1995	00120740001005	0012074	0001005
SUTTER HOMES INC	5/3/1995	00119610000449	0011961	0000449
METRONORTH DEVELOPMENT INC	1/1/1994	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	\$314,801	\$55,000	\$369,801	\$369,801
2024	\$314,801	\$55,000	\$369,801	\$369,801
2023	\$269,226	\$55,000	\$324,226	\$324,226
2022	\$240,079	\$45,000	\$285,079	\$285,079
2021	\$201,618	\$45,000	\$246,618	\$246,618
2020	\$180,521	\$45,000	\$225,521	\$225,521

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.