



**Address:** [3605 SUTTER CT](#)  
**City:** FORT WORTH  
**Georeference:** 40995H-1-21  
**Subdivision:** SUTTER'S MILL ADDITION  
**Neighborhood Code:** 3K400F

**Latitude:** 32.8735771959  
**Longitude:** -97.3040396693  
**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 21

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 06696767

**Site Name:** SUTTER'S MILL ADDITION-1-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,741

**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:**

YAMASA CO LTD

**Primary Owner Address:**

PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 6/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221181912](#)

| Previous Owners            | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| RUTH PAUL                  | 1/11/2019  | <a href="#">D219007836</a> |             |           |
| ALVAREZ ABEL               | 10/17/2007 | <a href="#">D207377724</a> | 0000000     | 0000000   |
| FANNIE MAE                 | 4/3/2007   | <a href="#">D207124209</a> | 0000000     | 0000000   |
| CHEANEY DAVIN              | 5/21/2004  | <a href="#">D204166479</a> | 0000000     | 0000000   |
| SHANNON MARY L             | 12/8/1995  | 00121960000848             | 0012196     | 0000848   |
| SUTTER HOMES INC           | 2/24/1995  | 00119010001460             | 0011901     | 0001460   |
| 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 | \$194,543          | \$55,000    | \$249,543    | \$249,543                    |
| 2024 | \$266,117          | \$55,000    | \$321,117    | \$321,117                    |
| 2023 | \$258,000          | \$55,000    | \$313,000    | \$313,000                    |
| 2022 | \$225,000          | \$45,000    | \$270,000    | \$270,000                    |
| 2021 | \$188,098          | \$45,000    | \$233,098    | \$233,098                    |
| 2020 | \$168,629          | \$45,000    | \$213,629    | \$213,629                    |

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.