



**Address:** [3617 KODIAK CT](#)  
**City:** FORT WORTH  
**Georeference:** 40995H-2-5  
**Subdivision:** SUTTER'S MILL ADDITION  
**Neighborhood Code:** 3K400F

**Latitude:** 32.8743976981  
**Longitude:** -97.3037549634  
**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 2 Lot 5

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$355,415

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

**Site Number:** 06696996

**Site Name:** SUTTER'S MILL ADDITION-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,770

**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:**

EPLEY LORY A

**Primary Owner Address:**

3617 KODIAK CT  
FORT WORTH, TX 76137

**Deed Date:** 7/24/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219167371](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOD DAVID;WOOD LORY	8/6/2009	<a href="#">D209219634</a>	0000000	0000000
DAVIS ALAN;DAVIS KRYSTAL	2/21/2007	<a href="#">D207070802</a>	0000000	0000000
RONDEAU MARK AARON;RONDEAU TIFFA	8/13/2001	00150830000225	0015083	0000225
FERIS BARRY S;FERIS STACEY A	6/14/1996	00124050001061	0012405	0001061
SUTTER HOMES INC	2/14/1996	00122710000101	0012271	0000101
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	\$300,415	\$55,000	\$355,415	\$321,885
2024	\$300,415	\$55,000	\$355,415	\$292,623
2023	\$262,693	\$55,000	\$317,693	\$266,021
2022	\$224,592	\$45,000	\$269,592	\$241,837
2021	\$192,558	\$45,000	\$237,558	\$219,852
2020	\$172,455	\$45,000	\$217,455	\$199,865

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

- HOMESTEAD GENERAL 11.13(b)

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.