



**Address:** [3612 KODIAK CT](#)  
**City:** FORT WORTH  
**Georeference:** 40995H-2-13  
**Subdivision:** SUTTER'S MILL ADDITION  
**Neighborhood Code:** 3K400F

**Latitude:** 32.8739227711  
**Longitude:** -97.3039893124  
**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 13

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$329,561

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

**Site Number:** 06697089

**Site Name:** SUTTER'S MILL ADDITION-2-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,902

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,920

**Land Acres<sup>\*</sup>:** 0.1818

**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:**

LEWIS STEPHANIE CRAIG

**Primary Owner Address:**

3612 KODIAK CT  
FORT WORTH, TX 76137

**Deed Date:** 8/23/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219014108](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS JASON;LEWIS STEPHANIE	9/30/2016	<a href="#">D216232229</a>		
PILCHER GARY D;PILCHER MARSHA	3/3/1995	00118990000381	0011899	0000381
SUTTER HOMES INC	12/15/1994	00118290001778	0011829	0001778
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	\$274,561	\$55,000	\$329,561	\$329,561
2024	\$274,561	\$55,000	\$329,561	\$328,169
2023	\$269,245	\$55,000	\$324,245	\$298,335
2022	\$240,401	\$45,000	\$285,401	\$271,214
2021	\$201,558	\$45,000	\$246,558	\$246,558
2020	\$180,402	\$45,000	\$225,402	\$225,402

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.