



**Address:** [3950 MALIBU SUN DR](#)  
**City:** FORT WORTH  
**Georeference:** 17805-163-13  
**Subdivision:** HERITAGE HILL SUBDIVISION  
**Neighborhood Code:** 3K400G

**Latitude:** 32.8888148632  
**Longitude:** -97.3007223807  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-035M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE HILL SUBDIVISION  
Block 163 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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$365,300

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

**Site Number:** 07212275

**Site Name:** HERITAGE HILL SUBDIVISION-163-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,340

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,952

**Land Acres<sup>\*</sup>:** 0.1595

**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:**

O'NEILL BRIAN

**Primary Owner Address:**

3950 MALIBU SUN DR  
FORT WORTH, TX 76137-6030

**Deed Date:** 6/22/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217143075](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AKIN CHRISTOPHER K	3/24/2000	00142840000517	0014284	0000517
FIRST MORTGAGE OF AMERICA INC	10/14/1999	00140640000526	0014064	0000526
ELK INVESTMENTS JV	1/1/1998	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 <sup>+</sup>
2025	\$310,300	\$55,000	\$365,300	\$365,300
2024	\$310,300	\$55,000	\$365,300	\$341,512
2023	\$286,537	\$55,000	\$341,537	\$310,465
2022	\$273,020	\$40,000	\$313,020	\$282,241
2021	\$216,583	\$40,000	\$256,583	\$256,583
2020	\$208,070	\$40,000	\$248,070	\$248,070

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.