



Address: [3900 JULIAN ST](#)
City: FORT WORTH
Georeference: 17781C-13-11
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500D

Latitude: 32.9087826733
Longitude: -97.3009290819
TAD Map: 2060-448
MAPSCO: TAR-021Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 13 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #7 HERITAGE - RESIDENTIAL (608)
KELLER ISD (907)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$440,000

Protest Deadline Date: 5/24/2024

Site Number: 07673957

Site Name: HERITAGE ADDITION-FORT WORTH-13-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,400

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MEHCIZ ROBERT C
MEHCIZ HITOMI

Primary Owner Address:

9500 FEATHER GRASS LN STE 120-305
FORT WORTH, TX 76177

Deed Date: 4/14/2021

Deed Volume:

Deed Page:

Instrument: [D221104965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOUIS EUGENE THOMAS III;MEHCIZ ROBERT C	12/1/2017	D217279599		
MEHCIZ ROBERT C;MEHCIZ YONGDAN	11/30/2017	D217279599		
LUEHMANN BROOKE E;LUEHMANN JOSHUA T	7/14/2015	D215158549		
MOORE DOREEN L;MOORE SHAWN P	12/10/2014	D214269152		
THOMPSON CATHERN;THOMPSON GARY M	7/17/2009	D209205938	0000000	0000000
SIMINGTON CHRISTINA L	4/26/2002	00156460000406	0015646	0000406
HIGHLAND HOME LTD	8/15/2001	00150920000377	0015092	0000377
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2000	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 ⁺
2025	\$350,000	\$90,000	\$440,000	\$377,658
2024	\$350,000	\$90,000	\$440,000	\$343,325
2023	\$323,912	\$90,000	\$413,912	\$312,114
2022	\$218,740	\$65,000	\$283,740	\$283,740
2021	\$218,741	\$64,999	\$283,740	\$283,740
2020	\$219,783	\$65,000	\$284,783	\$284,783

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.