



**Address:** [3613 VARDEN ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-31-11  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500E

**Latitude:** 32.9198638343  
**Longitude:** -97.3048498217  
**TAD Map:** 2054-452  
**MAPSCO:** TAR-021V



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 31 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:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07796927  
**Site Name:** HERITAGE ADDITION-FORT WORTH-31-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,099  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 0.1399  
**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:**  
THE WILLIAMS FAMILY TRUST  
**Primary Owner Address:**  
115 TRAIL RIDGE  
WEATHERFORD, TX 76087

**Deed Date:** 6/11/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221169620](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINOJOSA ANA;HINOJOSA FREDERICO	9/27/2006	<a href="#">D206311009</a>	0000000	0000000
CLINE RICHARD F JR	9/26/2006	<a href="#">D206311008</a>	0000000	0000000
CLINE RICHARD JR;CLINE WENDY	3/10/2005	<a href="#">D205082965</a>	0000000	0000000
DEGANELLO NICO	11/18/2003	<a href="#">D203439104</a>	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	1/17/2003	00163330000177	0016333	0000177
SHEFFIELD DEVELOPMENT CO ETAL	8/25/2001	00153270000284	0015327	0000284
SHEFFIELD DEVELOPMENT CO INC	1/1/2001	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	\$312,792	\$75,000	\$387,792	\$387,792
2024	\$312,792	\$75,000	\$387,792	\$387,792
2023	\$326,099	\$75,000	\$401,099	\$401,099
2022	\$275,748	\$50,000	\$325,748	\$325,748
2021	\$229,374	\$50,000	\$279,374	\$279,374
2020	\$206,504	\$50,000	\$256,504	\$256,504

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.