



Address: [3617 VARDEN ST](#)
City: FORT WORTH
Georeference: 17781C-31-12
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500E

Latitude: 32.9198807564
Longitude: -97.3046685739
TAD Map: 2060-452
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 12

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07796935

Site Name: HERITAGE ADDITION-FORT WORTH-31-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,154

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 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:

HPA TEXAS SUB 2018-1 MS LLC

Primary Owner Address:

120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

Deed Date: 7/13/2018

Deed Volume:

Deed Page:

Instrument: [D218158163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HP TEXAS I LLC	5/7/2018	D218099655		
BATTEAU SHEILLA;BATTEAU WILLIAMSON	11/7/2016	D216263628		
SNIDER CHRYSTYMAN;SNIDER WILLIAM	4/15/2014	D214077188	0000000	0000000
FEDERAL NATIONAL MORTGAGE ASSC	2/7/2012	D212036715	0000000	0000000
3617 VARDEN TRUST	11/5/2010	D210282342	0000000	0000000
ANIELLO CATHERINE	4/1/2004	D204102338	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	9/3/2003	D203334640	0017170	0000040
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 ⁺
2025	\$251,786	\$75,000	\$326,786	\$326,786
2024	\$291,000	\$75,000	\$366,000	\$366,000
2023	\$307,698	\$75,000	\$382,698	\$382,698
2022	\$273,894	\$50,000	\$323,894	\$323,894
2021	\$205,853	\$50,000	\$255,853	\$255,853
2020	\$205,853	\$50,000	\$255,853	\$255,853

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.