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Address: [3714 MODLIN AVE](#)
City: FORT WORTH
Georeference: 45850-2-8R1
Subdivision: WEST HIGHLAND
Neighborhood Code: A4C020E

Latitude: 32.7508140148
Longitude: -97.3722289327
TAD Map: 2036-392
MAPSCO: TAR-075D



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

PROPERTY DATA

Legal Description: WEST HIGHLAND Block 2 Lot 8R1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$525,000

Protest Deadline Date: 5/24/2024

Site Number: 41183037
Site Name: WEST HIGHLAND-2-8R1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,240
Percent Complete: 100%
Land Sqft^{*}: 3,125
Land Acres^{*}: 0.0717
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:

RZECHULA BELINDA H

Primary Owner Address:

3714 MODLIN AVE
FORT WORTH, TX 76107

Deed Date: 2/14/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHERRY BELINDA HUDSON	6/30/2008	D208256394	0000000	0000000
FEDERAL HOME LOAN MORT CORP	9/4/2007	D207322381	0000000	0000000
BUSH DONNA	6/16/2006	D206187355	0000000	0000000
21ST CENTURY CUST HOMES INC	1/1/2006	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 ⁺
2025	\$400,250	\$93,750	\$494,000	\$480,360
2024	\$431,250	\$93,750	\$525,000	\$436,691
2023	\$436,250	\$93,750	\$530,000	\$396,992
2022	\$371,675	\$93,750	\$465,425	\$360,902
2021	\$234,343	\$93,750	\$328,093	\$328,093
2020	\$224,884	\$93,750	\$318,634	\$318,634

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.