



**Address:** [3712 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45850-2-8R2  
**Subdivision:** WEST HIGHLAND  
**Neighborhood Code:** A4C020E

**Latitude:** 32.7508132771  
**Longitude:** -97.3721476178  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEST HIGHLAND Block 2 Lot 8R2

**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:** 5/1/2025

**Notice Value:** \$579,565

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

**Site Number:** 41183061

**Site Name:** WEST HIGHLAND-2-8R2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,240

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,125

**Land Acres<sup>\*</sup>:** 0.0717

**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:**

LOVE PHILLIP H

LOVE KATHERINE

**Primary Owner Address:**

3712 MODLIN AVE  
FORT WORTH, TX 76107-2526

**Deed Date:** 6/12/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208229433](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	4/24/2008	<a href="#">D208229432</a>	0000000	0000000
AURORA LOAN SERVICES LLC	8/7/2007	<a href="#">D207283646</a>	0000000	0000000
BUSH DONNA	6/16/2006	<a href="#">D206187359</a>	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 <sup>+</sup>
2025	\$485,815	\$93,750	\$579,565	\$480,360
2024	\$485,815	\$93,750	\$579,565	\$436,691
2023	\$509,612	\$93,750	\$603,362	\$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.