



**Address:** [3708 MODLIN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45850-2-9R2  
**Subdivision:** WEST HIGHLAND  
**Neighborhood Code:** A4C020E

**Latitude:** 32.7508117999  
**Longitude:** -97.3719849863  
**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 9R2

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 41183096

**Site Name:** WEST HIGHLAND-2-9R2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,360

**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:**

ARTURO BORREGO AND MARISSA G BORREGO REVOCABLE TRUST

**Primary Owner Address:**

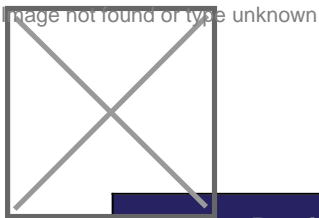
5116 MCDADE DR  
AUSTIN, TX 78735

**Deed Date:** 6/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221162777](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEHRING SPENCER C	5/2/2013	<a href="#">D213116825</a>	0000000	0000000
REGESTER RICHARD A	2/8/2008	<a href="#">D208049402</a>	0000000	0000000
KIDWELL CURTIS	1/10/2008	<a href="#">D208024082</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	4/3/2007	<a href="#">D207123470</a>	0000000	0000000
WORDEN THOMAS	5/31/2006	<a href="#">D206166736</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	\$428,250	\$93,750	\$522,000	\$522,000
2024	\$428,250	\$93,750	\$522,000	\$522,000
2023	\$527,991	\$93,750	\$621,741	\$621,741
2022	\$339,761	\$93,750	\$433,511	\$433,511
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

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.