



**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:**

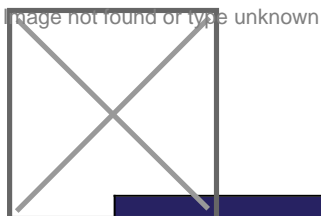
5116 MCDADE DR  
AUSTIN, TX 78735

**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.