



Address: [3812 HILLTOP RD](#)
City: FORT WORTH
Georeference: 13670-1-9-31
Subdivision: FERRELL-WELLS ADDITION
Neighborhood Code: 4T003J

Latitude: 32.6998957534
Longitude: -97.3754479824
TAD Map: 2036-372
MAPSCO: TAR-089D



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

PROPERTY DATA

Legal Description: FERRELL-WELLS ADDITION
Block 1 Lot 9 E20'9-W55'10 BLK 1

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: 1948

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/15/2025

Site Number: 00927066

Site Name: FERRELL-WELLS ADDITION-1-9-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,372

Percent Complete: 100%

Land Sqft^{*}: 12,975

Land Acres^{*}: 0.2978

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:

SHAHBAZ MELISSA L
SHAHBAZ KAYVON H

Primary Owner Address:

3812 HILLTOP RD
FORT WORTH, TX 76109

Deed Date: 9/17/2014

Deed Volume:

Deed Page:

Instrument: [D214204986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOENKER JORDAN D	5/21/2008	D208194461	0000000	0000000
J& L PROPERTY RENTAL LLC	3/29/2005	D205182921	0000000	0000000
DAVIS JOHN F III;DAVIS LEAH DAVIS	5/14/2004	D204151979	0000000	0000000
HUFFMAN SCOTT	4/24/2003	00166560000025	0016656	0000025
HUFFMAN ROYCE	12/5/2000	00146450000239	0014645	0000239
STUDDARD SUZANNE MEEK	4/9/1997	00127390000355	0012739	0000355
TILLERY R L	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$400,250	\$229,750	\$630,000	\$615,925
2023	\$400,025	\$229,750	\$629,775	\$559,932
2022	\$319,844	\$214,866	\$534,710	\$509,029
2021	\$222,754	\$240,000	\$462,754	\$462,754
2020	\$182,508	\$240,000	\$422,508	\$422,508

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.