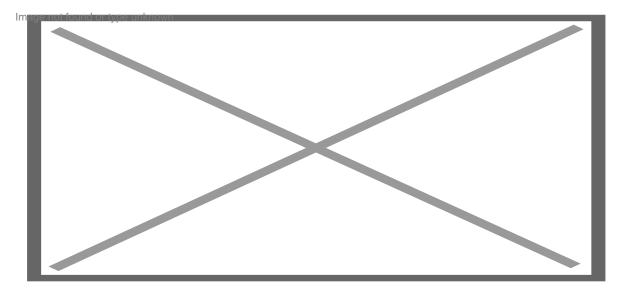


Tarrant Appraisal District Property Information | PDF Account Number: 00927066

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	000000	0000000
J& L PROPERTY RENTAL LLC	3/29/2005	D205182921	000000	0000000
DAVIS JOHN F III;DAVIS LEAH DAVIS	5/14/2004	D204151979	000000	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	000000000000000000000000000000000000000	000000	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.