

Account Number: 03400360

Address: 3618 SOUTH HILLS AVE

City: FORT WORTH Georeference: 46035-5-22

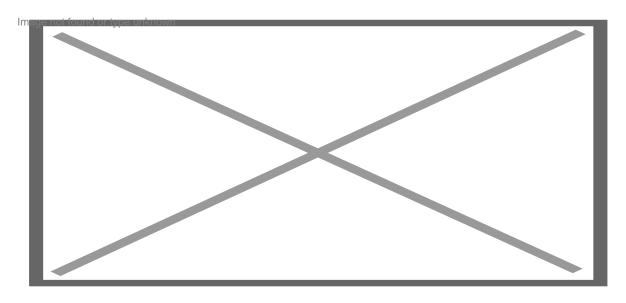
Subdivision: WESTCLIFF ADDITION

Neighborhood Code: 4T003K

Latitude: 32.6967030171 Longitude: -97.3709289135

**TAD Map:** 2036-372 MAPSCO: TAR-089D





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

## PROPERTY DATA

Legal Description: WESTCLIFF ADDITION Block 5

Lot 22

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: 1947

Personal Property Account: N/A

Land Acres\*: 0.2582

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS 1861: (00344)

+++ Rounded.

#### OWNER INFORMATION

03-13-2025 Page 1

Site Number: 03400360

Approximate Size+++: 3,162

Percent Complete: 100%

**Land Sqft**\*: 11,250

Parcels: 1

Site Name: WESTCLIFF ADDITION Block 5 Lot 22

Site Class: A1 - Residential - Single Family

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



MCFARLAIN HENRY LEE JR
MCFARLAIN HEATHER
Primary Owner Address:

3618 S HILLS AVE

FORT WORTH, TX 76109

**Deed Date: 7/27/2020** 

Deed Volume: Deed Page:

**Instrument:** D220182888

| Previous Owners                      | Date       | Instrument     | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------|-------------|-----------|
| WHITESELL STEPHEN                    | 1/1/2017   | D213178942     |             |           |
| WHITESELL NICHOLAS;WHITESELL STEPHEN | 6/28/2013  | D213178942     | 0000000     | 0000000   |
| GANEM EMILY R                        | 4/6/2010   | D210079913     | 0000000     | 0000000   |
| HAVERLY ANTHONY S ETAL               | 4/27/2007  | D207151645     | 0000000     | 0000000   |
| GRISHAM CHANDLER L                   | 9/26/2000  | 00145440000422 | 0014544     | 0000422   |
| NEATHERY RHONDA;NEATHERY ROGER A     | 6/22/1998  | 00132830000264 | 0013283     | 0000264   |
| GARTON LISA S;GARTON LYLE K          | 9/17/1993  | 00112440002122 | 0011244     | 0002122   |
| SMITH THOMAS B                       | 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 | \$447,500          | \$212,500   | \$660,000    | \$660,000       |
| 2023 | \$422,500          | \$212,500   | \$635,000    | \$635,000       |
| 2022 | \$381,902          | \$206,212   | \$588,114    | \$588,114       |
| 2021 | \$442,700          | \$175,000   | \$617,700    | \$617,700       |
| 2020 | \$192,900          | \$87,500    | \$280,400    | \$280,400       |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

03-13-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



# • 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.

03-13-2025 Page 3