



## LOCATION

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**Address:** [3004 SW LOOP 820](#)

**City:** FORT WORTH

**Georeference:** 39460-40-26

**Subdivision:** SOUTH HILLS ADDITION

**Neighborhood Code:** 4S121A

**Latitude:** 32.669748371

**Longitude:** -97.3603916658

**TAD Map:** 2042-364

**MAPSCO:** TAR-090N



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SOUTH HILLS ADDITION Block  
40 Lot 26

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02831848

**Site Name:** SOUTH HILLS ADDITION-40-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,609

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**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

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**Current Owner:**

WINCHESTER MICHAEL

**Primary Owner Address:**

3002 SW LOOP 820  
FORT WORTH, TX 76133

**Deed Date:** 7/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217161384](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIMES CHARLES A	10/30/1997	00129650000399	0012965	0000399
NEWTON DEBORAH LYNN	7/3/1995	00000000000000	0000000	0000000
ANTHIS DEBORAH LYNN	8/4/1994	00116810000039	0011681	0000039
RINEHART FRANK M JR	11/2/1985	00105380001660	0010538	0001660
RINEHART RUBY M	11/1/1985	00000000000000	0000000	0000000
RINEHART F M	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$198,080	\$40,000	\$238,080	\$238,080
2023	\$199,848	\$40,000	\$239,848	\$239,848
2022	\$154,782	\$40,000	\$194,782	\$194,782
2021	\$143,016	\$40,000	\$183,016	\$183,016
2020	\$118,516	\$40,000	\$158,516	\$158,516

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.