

## LOCATION

---

**Address:** [3609 CLIFFWOOD DR](#)

**City:** COLLEYVILLE

**Georeference:** 47450-1-6

**Subdivision:** WOODBRIAR ESTATES WEST ADDN

**Neighborhood Code:** 3X010H

**Latitude:** 32.8631034342

**Longitude:** -97.1696011062

**TAD Map:** 2096-432

**MAPSCO:** TAR-039X



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** WOODBRIAR ESTATES WEST  
ADDN Block 1 Lot 6

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03584267

**Site Name:** WOODBRIAR ESTATES WEST ADDN-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,850

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** Y

<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:**

MCDANIEL JOHN D

MCDANIEL LEAH C

**Primary Owner Address:**

3609 CLIFFWOOD DR  
COLLEYVILLE, TX 76034-8652

**Deed Date:** 4/8/1992

**Deed Volume:** 0010608

**Deed Page:** 0000489

**Instrument:** 00106080000489

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEALS GORDON DANIEL;MEALS JEAN	9/26/1988	00093970000384	0009397	0000384
STRUNSKY DAVID L;STRUNSKY VICKI P	1/30/1984	00077330001997	0007733	0001997
JOHN W.BARFIELD	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$393,000	\$120,000	\$513,000	\$499,125
2023	\$466,441	\$100,000	\$566,441	\$453,750
2022	\$415,299	\$100,000	\$515,299	\$412,500
2021	\$275,000	\$100,000	\$375,000	\$375,000
2020	\$275,000	\$100,000	\$375,000	\$375,000

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.