



Address: [3713 ARROYO RD](#)
City: FORT WORTH
Georeference: 31280-10-28
Subdivision: OVERTON PARK ADDITION
Neighborhood Code: 4T003D

Latitude: 32.6950383529
Longitude: -97.3857501674
TAD Map: 2030-372
MAPSCO: TAR-089C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON PARK ADDITION
Block 10 Lot 28

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
Notice Sent Date: 4/15/2025
Notice Value: \$880,765
Protest Deadline Date: 5/24/2024

Site Number: 02095939
Site Name: OVERTON PARK ADDITION-10-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,615
Percent Complete: 100%
Land Sqft^{*}: 15,252
Land Acres^{*}: 0.3501
Pool: Y

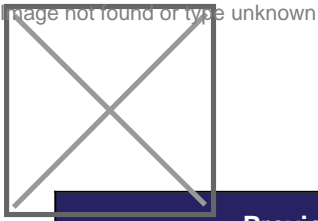
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
RATNER HAROLD S
RATNER JENNIFER R
Primary Owner Address:
3713 ARROYO RD
FORT WORTH, TX 76109-3410

Deed Date: 6/1/2009
Deed Volume: 0
Deed Page: 0
Instrument: [D216118965-CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLMANN STEVEN A;WILLMANN TAMARA	10/18/2007	D207378381	0000000	0000000
LAWRENCE CHARMA;LAWRENCE DANIEL L	5/6/1988	00092700000001	0009270	0000001
FURST KENNETH;FURST SHERRON	10/16/1985	00083420002020	0008342	0002020
HAMMONDS HILLARD	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	\$628,245	\$252,520	\$880,765	\$880,765
2024	\$628,245	\$252,520	\$880,765	\$874,254
2023	\$650,493	\$226,260	\$876,753	\$794,776
2022	\$627,438	\$226,187	\$853,625	\$722,524
2021	\$491,002	\$210,000	\$701,002	\$656,840
2020	\$401,995	\$210,000	\$611,995	\$597,127

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.