



**Address:** [3945 THISTLE LN](#)  
**City:** FORT WORTH  
**Georeference:** 31300-14-15  
**Subdivision:** OVERTON WEST ADDITION  
**Neighborhood Code:** 4T003F

**Latitude:** 32.6896305888  
**Longitude:** -97.3901771584  
**TAD Map:** 2030-372  
**MAPSCO:** TAR-089F



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** OVERTON WEST ADDITION  
Block 14 Lot 15

**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:** 1966  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02104296  
**Site Name:** OVERTON WEST ADDITION-14-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,746  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,068  
**Land Acres<sup>\*</sup>:** 0.3000  
**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:**  
LUCAS-CHAO LISA  
**Primary Owner Address:**  
3945 THISTLE LN  
FORT WORTH, TX 76109

**Deed Date:** 5/15/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220114111](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMPTON KAREN A;HAMPTON RONALD B	6/24/1997	00128130000213	0012813	0000213
LAWRENCE THOMAS N	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$394,975	\$230,680	\$625,655	\$625,655
2024	\$394,975	\$230,680	\$625,655	\$625,655
2023	\$425,780	\$215,340	\$641,120	\$596,740
2022	\$471,360	\$215,361	\$686,721	\$542,491
2021	\$323,174	\$170,000	\$493,174	\$493,174
2020	\$328,048	\$170,000	\$498,048	\$498,048

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

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- 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.