



**Address:** [3808 ROYAL CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 36680-4-3  
**Subdivision:** ROYAL CREST ADDITION  
**Neighborhood Code:** 1E010B

**Latitude:** 32.6396397516  
**Longitude:** -97.2640851224  
**TAD Map:** 2072-352  
**MAPSCO:** TAR-106H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** ROYAL CREST ADDITION Block  
4 Lot 3

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A  
**Year Built:** 1972  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$155,004  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02568934  
**Site Name:** ROYAL CREST ADDITION-4-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,346  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,603  
**Land Acres<sup>\*</sup>:** 0.1515  
**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**

**Current Owner:**  
FELIX IGNACIO JR  
**Primary Owner Address:**  
3808 ROYAL CREST DR  
FORT WORTH, TX 76140

**Deed Date:** 7/15/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224196976](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERA ARMANDO A;RIVERA MARIA F	5/3/2010	<a href="#">D210113308</a>	0000000	0000000
WEBB LARRY	6/25/2008	<a href="#">D208253336</a>	0000000	0000000
LITTLEJOHN MICHAEL	2/21/2008	<a href="#">D208072129</a>	0000000	0000000
LASALLE BANK NA TR	8/7/2007	<a href="#">D207285371</a>	0000000	0000000
COOPER CASSANDRA	9/30/1996	00125400000477	0012540	0000477
MIDLAND INVESTMENTS INC	4/1/1990	00099090000532	0009909	0000532
L C R INVESTMENTS INC	5/19/1986	00085510001949	0008551	0001949
CONTINENTAL ENTERPRISES INC	2/28/1985	00081040001972	0008104	0001972
CONNIE ANN STEWART	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	\$115,386	\$39,618	\$155,004	\$155,004
2024	\$115,386	\$39,618	\$155,004	\$134,639
2023	\$113,387	\$30,000	\$143,387	\$122,399
2022	\$102,091	\$10,000	\$112,091	\$111,272
2021	\$101,262	\$10,000	\$111,262	\$101,156
2020	\$118,796	\$10,000	\$128,796	\$91,960

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.