



**Address:** [3812 ROYAL CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 36680-4-4  
**Subdivision:** ROYAL CREST ADDITION  
**Neighborhood Code:** 1E010B

**Latitude:** 32.6396403248  
**Longitude:** -97.2638915771  
**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 4

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02568942

**Site Name:** ROYAL CREST ADDITION-4-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,220

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,154

**Land Acres<sup>\*</sup>:** 0.1412

**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:**

LOPEZ JOSE A T  
MARTINEZ DANIELA C C

**Primary Owner Address:**

4100 WINDERMERE CT  
COLLEYVILLE, TX 76034

**Deed Date:** 7/6/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216151487](#)

| Previous Owners      | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------|------------|----------------------------|-------------|-----------|
| DURKIN JOAN M        | 3/1/2016   | <a href="#">D216067946</a> |             |           |
| HARRIS BRIDGETT R    | 7/6/2001   | 00000000000000             | 0000000     | 0000000   |
| HARRIS CLIFTON A EST | 7/16/1999  | 001392900000050            | 0013929     | 0000050   |
| HOPKINS DILLARD E JR | 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 | \$181,115          | \$36,924    | \$218,039    | \$218,039                    |
| 2024 | \$181,115          | \$36,924    | \$218,039    | \$218,039                    |
| 2023 | \$175,792          | \$30,000    | \$205,792    | \$205,792                    |
| 2022 | \$156,455          | \$10,000    | \$166,455    | \$166,455                    |
| 2021 | \$153,359          | \$10,000    | \$163,359    | \$163,359                    |
| 2020 | \$135,024          | \$10,000    | \$145,024    | \$145,024                    |

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.