



**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	00139290000050	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.