



**Address:** [3840 WEDGWORTH RD S](#)  
**City:** FORT WORTH  
**Georeference:** 39460-125-20  
**Subdivision:** SOUTH HILLS ADDITION  
**Neighborhood Code:** 4S120B

**Latitude:** 32.6551539205  
**Longitude:** -97.3759681272  
**TAD Map:** 2036-356  
**MAPSCO:** TAR-089Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH HILLS ADDITION Block  
125 Lot 20

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02851911

**Site Name:** SOUTH HILLS ADDITION-125-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,633

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,308

**Land Acres<sup>\*</sup>:** 0.1677

**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:**

ROAN CHARLES SCOTT  
ROAN TERRI LYN

**Primary Owner Address:**

400 DEL RIO CT  
IRVING, TX 75062

**Deed Date:** 9/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219206123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARSEN KIMBERLEY	9/20/2018	<a href="#">D218211027</a>		
RAMIREZ ALBERT	1/30/2018	<a href="#">D218021195</a>		
LAND LINK REALTY LLC	9/28/2017	<a href="#">D217235597</a>		
CARR REALTY INVESTMENTS LLC	9/5/2017	<a href="#">D217208102</a>		
VARGAS FRANK JR	3/28/2012	<a href="#">D212187262</a>	0000000	0000000
VARGAS FRANK JR;VARGAS GUADALUP	11/4/1999	00140930000106	0014093	0000106
BERTRAM JULIA L	11/24/1997	00129880000422	0012988	0000422
JERNIGAN GERALD D	8/6/1993	00111850001650	0011185	0001650
SEC OF HUD	3/18/1993	00109980001414	0010998	0001414
BANK ONE TEXAS	3/2/1993	00109740000497	0010974	0000497
MORRIS WILLIE HUGH	3/30/1983	00074210002379	0007421	0002379
VINSANT PAUL GREGOR	3/4/1983	00074210002377	0007421	0002377
BURGIN DANA ANN	2/3/1983	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	\$203,072	\$40,000	\$243,072	\$243,072
2024	\$203,072	\$40,000	\$243,072	\$243,072
2023	\$192,000	\$40,000	\$232,000	\$232,000
2022	\$163,478	\$40,000	\$203,478	\$203,478
2021	\$135,000	\$40,000	\$175,000	\$175,000
2020	\$135,000	\$40,000	\$175,000	\$175,000

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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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.