



Address: [3716 DEL RIO DR](#)
City: FORT WORTH
Georeference: 39555-5-22
Subdivision: SOUTH RIDGE ADDITION
Neighborhood Code: 4S410H

Latitude: 32.6394142616
Longitude: -97.3733414916
TAD Map: 2036-352
MAPSCO: TAR-103H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH RIDGE ADDITION Block
5 Lot 22

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: 1978

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 02876558
Site Name: SOUTH RIDGE ADDITION-5-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,531
Percent Complete: 100%
Land Sqft^{*}: 7,808
Land Acres^{*}: 0.1792
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:

THOMAS SIMON
THOMAS LUCIE

Primary Owner Address:

2812 KNOLLWOOD DR
PLANO, TX 75075-6426

Deed Date: 9/27/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213254956](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|------------|----------------|-------------|-----------|
| FORD STEPHANIE | 4/19/2000 | 00143090000094 | 0014309 | 0000094 |
| BARRETT ROBERT D | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$158,000 | \$35,000 | \$193,000 | \$193,000 |
| 2024 | \$176,000 | \$35,000 | \$211,000 | \$211,000 |
| 2023 | \$198,000 | \$35,000 | \$233,000 | \$233,000 |
| 2022 | \$164,120 | \$35,000 | \$199,120 | \$199,120 |
| 2021 | \$104,200 | \$35,000 | \$139,200 | \$139,200 |
| 2020 | \$104,200 | \$35,000 | \$139,200 | \$139,200 |

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.