

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03247945

Address: 3866 SAN ROSE DR

City: FORT WORTH **Georeference:** 44515-2-1

Subdivision: VANCE, GUY E SUBDIVISION

Neighborhood Code: 1H040X

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PROPERTY DATA

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

Legal Description: VANCE, GUY E SUBDIVISION

Block 2 Lot 1

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: 2022

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 **Notice Value: \$232.417** 

Protest Deadline Date: 5/24/2024

Latitude: 32.706076365 Longitude: -97.2643474445

**TAD Map:** 2072-376 MAPSCO: TAR-078Z



Site Number: 03247945

Site Name: VANCE, GUY E SUBDIVISION-2-1 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,582 Percent Complete: 100%

**Land Sqft**\*: 6,400 Land Acres\*: 0.1469

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** RCAZ LLC

**Primary Owner Address:** 14643 DALLAS PKWY STE 775

DALLAS, TX 75254

**Deed Date: 2/21/2025** 

**Deed Volume: Deed Page:** 

Instrument: D225031563

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RCGEN LLC	12/5/2023	D223215617		
AMERITEX HOMES LLC	7/22/2022	D222193597		
CHAVA ENT LLC	7/7/2016	D216167832		
JOHNSON TINA	4/6/2006	D206108354	0000000	0000000
ACUTE LLC	4/19/2005	D205108247	0000000	0000000
CAMPBELL JEROME	1/28/2005	D205029933	0000000	0000000
HOWARD BARBARA A;HOWARD JAMES T	10/14/1999	00140600000457	0014060	0000457
MATHEWS ARZANDER	6/23/1995	00120250000628	0012025	0000628
MATTHEWS EARL	5/19/1995	00119990000321	0011999	0000321
SHARMA S C	11/9/1985	00083650002112	0008365	0002112
TANDY B E	11/8/1985	00083650002109	0008365	0002109
CITY OF FT WORTH	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

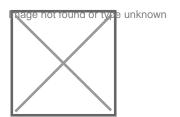
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$213,217	\$19,200	\$232,417	\$232,417
2024	\$213,217	\$19,200	\$232,417	\$232,417
2023	\$162,806	\$19,200	\$182,006	\$182,006
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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