



**Address:** [3866 SAN ROSE DR](#)  
**City:** FORT WORTH  
**Georeference:** 44515-2-1  
**Subdivision:** VANCE, GUY E SUBDIVISION  
**Neighborhood Code:** 1H040X

**Latitude:** 32.706076365  
**Longitude:** -97.2643474445  
**TAD Map:** 2072-376  
**MAPSCO:** TAR-078Z



Google Map or type unknown

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

**PROPERTY DATA**

**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

**Site Number:** 03247945  
**Site Name:** VANCE, GUY E SUBDIVISION-2-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,582  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,400  
**Land Acres<sup>\*</sup>:** 0.1469  
**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:**  
RCAZ LLC  
**Primary Owner Address:**  
14643 DALLAS PKWY STE 775  
DALLAS, TX 75254

**Deed Date:** 2/21/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225031563](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RCGEN LLC	12/5/2023	<a href="#">D223215617</a>		
AMERITEX HOMES LLC	7/22/2022	<a href="#">D222193597</a>		
CHAVA ENT LLC	7/7/2016	<a href="#">D216167832</a>		
JOHNSON TINA	4/6/2006	<a href="#">D206108354</a>	0000000	0000000
ACUTE LLC	4/19/2005	<a href="#">D205108247</a>	0000000	0000000
CAMPBELL JEROME	1/28/2005	<a href="#">D205029933</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

+ 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.