



Address: [3874 SAN ROSE DR](#)
City: FORT WORTH
Georeference: 44515-2-3
Subdivision: VANCE, GUY E SUBDIVISION
Neighborhood Code: 1H040X

Latitude: 32.7057914564
Longitude: -97.2643454091
TAD Map: 2072-376
MAPSCO: TAR-078Z



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

PROPERTY DATA

Legal Description: VANCE, GUY E SUBDIVISION
Block 2 Lot 3

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: 03247961

Site Name: VANCE, GUY E SUBDIVISION-2-3

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.

^{*} 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	D223215617		
AMERITEX HOMES LLC	7/22/2022	D222193597		
CHAVA ENT LLC	7/7/2016	D216167834		
JOHNSON TINA	4/6/2006	D206108354	0000000	0000000
ACUTE LLC	4/19/2005	D205108249	0000000	0000000
CAMPBELL JEROME	1/28/2005	D205029932	0000000	0000000
HOWARD JAMES	4/26/1999	00137830000349	0013783	0000349
LAWHON CHARLES W;LAWHON SHERRY	4/6/1987	00089210001940	0008921	0001940
ALLIED LAND INVESTMENT INC	8/27/1984	00079330001520	0007933	0001520
TANDY B E	8/18/1984	00079330001522	0007933	0001522
KLB CORPORATION	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	\$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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Tarrant Appraisal District Property Information | PDF

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.