



**Address:** [3904 OHIO GARDEN RD](#)  
**City:** FORT WORTH  
**Georeference:** 16650--4K1R  
**Subdivision:** HAGAN HEIRS SUBDIVISION  
**Neighborhood Code:** Mobile Home Park General

**Latitude:** 32.7815035458  
**Longitude:** -97.3770763748  
**TAD Map:** 2036-404  
**MAPSCO:** TAR-061M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HAGAN HEIRS SUBDIVISION  
Lot 4K1R

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** F1  
**Year Built:** 1970  
**Personal Property Account:** N/A  
**Agent:** HUDSON ADVISORS LLC (00677)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$135,783  
**Protest Deadline Date:** 5/31/2024

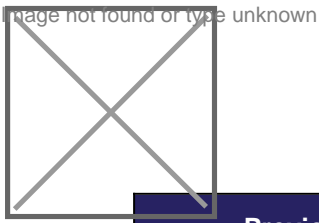
**Site Number:** 80333184  
**Site Name:** TEXAS GARDENS MHP  
**Site Class:** MHP - Mobile Home/RV Park  
**Parcels:** 3  
**Primary Building Name:** RENT HOUSE / 04530063  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 1,728  
**Net Leasable Area<sup>+++</sup>:** 1,728  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,712  
**Land Acres<sup>\*</sup>:** 0.2459  
**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:**  
R L AND SUSAN BAIN FAMILY TRUST  
**Primary Owner Address:**  
14373 WIND WHISTLE WAY  
GRASS VALLEY, CA 95949

**Deed Date:** 7/31/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223148477](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAIN RICHARD;BAIN SUSAN TR	2/3/1997	00126570000899	0012657	0000899
JAVIS ENTERPRISES INC	6/25/1991	00103060002245	0010306	0002245
B & L PROPERTIES INC	12/31/1900	000000000000000	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	\$106,325	\$29,458	\$135,783	\$71,336
2024	\$29,989	\$29,458	\$59,447	\$59,447
2023	\$223,398	\$29,458	\$252,856	\$252,856
2022	\$52,643	\$29,458	\$82,101	\$82,101
2021	\$86,145	\$53,560	\$139,705	\$139,705
2020	\$117,298	\$16,068	\$133,366	\$133,366

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.