



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⁺⁺⁺: 1,728
Net Leasable Area⁺⁺⁺: 1,728
Percent Complete: 100%
Land Sqft^{*}: 10,712
Land Acres^{*}: 0.2459
Pool: N

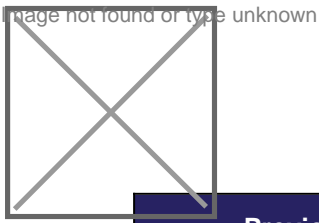
+++ Rounded.

* 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 ⁺
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.