



Address: [3704 LIGHTLAND RD](#)
City: FORT WORTH
Georeference: 40685-101-2
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.875064038
Longitude: -97.3020772763
TAD Map: 2060-436
MAPSCO: TAR-035R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 101 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$257,918

Protest Deadline Date: 5/24/2024

Site Number: 05145341

Site Name: SUMMERFIELDS ADDITION-101-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,404

Percent Complete: 100%

Land Sqft^{*}: 7,123

Land Acres^{*}: 0.1635

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:

KOLKMAN WAYNE
KOLKMAN MARLENE

Primary Owner Address:

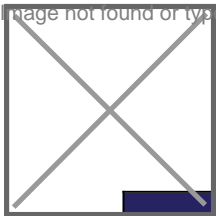
3704 LIGHTLAND RD
FORT WORTH, TX 76137-1361

Deed Date: 12/5/1986

Deed Volume: 0008937

Deed Page: 0001377

Instrument: 00089370001377



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK BOBBY;CLARK DENISE	12/28/1984	00089370001373	0008937	0001373
THE CAMBRIDE COMPANIES INC	12/31/1900	0000000000000000	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	\$202,918	\$55,000	\$257,918	\$257,918
2024	\$202,918	\$55,000	\$257,918	\$243,416
2023	\$214,103	\$55,000	\$269,103	\$221,287
2022	\$173,039	\$40,000	\$213,039	\$201,170
2021	\$149,963	\$40,000	\$189,963	\$182,882
2020	\$132,987	\$40,000	\$172,987	\$166,256

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

- HOMESTEAD GENERAL 11.13(b)

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.