



Address: [3712 LIGHTLAND RD](#)
City: FORT WORTH
Georeference: 40685-101-4
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8750755991
Longitude: -97.30166974
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 4

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: \$253,154
Protest Deadline Date: 5/24/2024

Site Number: 05145376
Site Name: SUMMERFIELDS ADDITION-101-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,061
Percent Complete: 100%
Land Sqft^{*}: 7,144
Land Acres^{*}: 0.1640
Pool: N

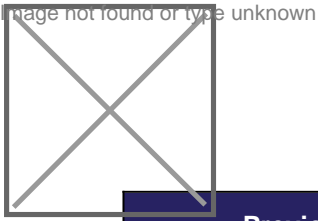
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FLANAGAIN DUANE
FLANAGAIN MELISSA
Primary Owner Address:
3712 LIGHTLAND RD
FORT WORTH, TX 76137-1361

Deed Date: 12/27/1984
Deed Volume: 0008043
Deed Page: 0000212
Instrument: 00080430000212



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE CAMBRIDGE 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	\$198,154	\$55,000	\$253,154	\$253,154
2024	\$198,154	\$55,000	\$253,154	\$237,646
2023	\$208,348	\$55,000	\$263,348	\$216,042
2022	\$168,055	\$40,000	\$208,055	\$196,402
2021	\$145,329	\$40,000	\$185,329	\$178,547
2020	\$122,315	\$40,000	\$162,315	\$162,315

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.