



Address: [3812 LIGHTLAND RD](#)
City: FORT WORTH
Georeference: 40685-101-11
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8749837855
Longitude: -97.3002552026
TAD Map: 2060-436
MAPSCO: TAR-035R



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

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 101 Lot 11

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

Protest Deadline Date: 5/24/2024

Site Number: 05145449

Site Name: SUMMERFIELDS ADDITION-101-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,384

Percent Complete: 100%

Land Sqft^{*}: 6,821

Land Acres^{*}: 0.1565

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:

HE GUOLIANG
YANG YOUZHEN

Primary Owner Address:

3801 VERNON WAY
FORT WORTH, TX 76244

Deed Date: 12/15/2023

Deed Volume:

Deed Page:

Instrument: [D223224359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMBRONERO LAURA ANNA;SIMS ARISSA D	7/3/2018	D218147843		
RUSSELL DUSTIN P	3/10/2017	D217058352		
JOHNSON MOLLY	9/15/2005	D206028460	0000000	0000000
ALMOND DENISE;ALMOND DONOVAN	9/18/1998	00134450000419	0013445	0000419
STEARNS DICKIE J	5/29/1998	00132470000347	0013247	0000347
GMAC MTG CORP	10/7/1997	00129410000015	0012941	0000015
COUSEY CARLTON T;COUSEY GILDA D	8/25/1992	00107710000743	0010771	0000743
WARD VICKIE	5/22/1992	00106850001323	0010685	0001323
BRAUN CHRISTINE;BRAUN MARK	12/4/1984	00080220001679	0008022	0001679
THE CAMBRIDE COMPANIES INC	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	\$207,606	\$55,000	\$262,606	\$262,606
2024	\$207,606	\$55,000	\$262,606	\$262,606
2023	\$219,054	\$55,000	\$274,054	\$232,196
2022	\$176,082	\$40,000	\$216,082	\$211,087
2021	\$151,897	\$40,000	\$191,897	\$191,897
2020	\$142,834	\$40,000	\$182,834	\$182,834

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

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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.