



Address: [3809 LIGHTLAND RD](#)
City: FORT WORTH
Georeference: 40685-102-16
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8754383058
Longitude: -97.3003987446
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 102 Lot 16

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$215,663

Protest Deadline Date: 5/24/2024

Site Number: 05145767

Site Name: SUMMERFIELDS ADDITION-102-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,048

Percent Complete: 100%

Land Sqft^{*}: 7,076

Land Acres^{*}: 0.1624

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:

SEARS STEPHANIE J

Primary Owner Address:

3809 LIGHTLAND RD
FORT WORTH, TX 76137-1364

Deed Date: 8/16/1999

Deed Volume: 0013969

Deed Page: 0000025

Instrument: 00139690000025

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNFORD JAMES VINCENT	8/23/1991	00104320001724	0010432	0001724
DUNFORD DEBORAH;DUNFORD JAMES V	9/8/1986	00086770000555	0008677	0000555
PULTE HOMES CORP	11/13/1984	00080060002056	0008006	0002056
CAMBRIDGE 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	\$160,663	\$55,000	\$215,663	\$215,447
2024	\$160,663	\$55,000	\$215,663	\$195,861
2023	\$169,947	\$55,000	\$224,947	\$178,055
2022	\$135,457	\$40,000	\$175,457	\$161,868
2021	\$116,040	\$40,000	\$156,040	\$147,153
2020	\$101,735	\$40,000	\$141,735	\$133,775

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.