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Address: [3701 LIGHTLAND RD](#)
City: FORT WORTH
Georeference: 40685-102-25
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8754819823
Longitude: -97.3023344165
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 102 Lot 25

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: \$229,903

Protest Deadline Date: 5/24/2024

Site Number: 05145864
Site Name: SUMMERFIELDS ADDITION-102-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,104
Percent Complete: 100%
Land Sqft^{*}: 8,269
Land Acres^{*}: 0.1898
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:

RABON JAMES A

Primary Owner Address:

906 BROWN ST
CAMDEN, SC 29020

Deed Date: 12/31/1984

Deed Volume: 0008060

Deed Page: 0000949

Instrument: 00080600000949

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$174,903	\$55,000	\$229,903	\$229,903
2024	\$174,903	\$55,000	\$229,903	\$217,690
2023	\$184,503	\$55,000	\$239,503	\$197,900
2022	\$149,293	\$40,000	\$189,293	\$179,909
2021	\$129,509	\$40,000	\$169,509	\$163,554
2020	\$114,957	\$40,000	\$154,957	\$148,685

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.