



Address: [3532 RANCH VIEW TERR](#)
City: FORT WORTH
Georeference: 31315-7-25
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021F

Latitude: 32.6965444204
Longitude: -97.3992106315
TAD Map: 2030-372
MAPSCO: TAR-089A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON WOODS ADDITION
Block 7 Lot 25

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06038557

Site Name: OVERTON WOODS ADDITION-7-25

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 5,300

Percent Complete: 100%

Land Sqft^{*}: 18,533

Land Acres^{*}: 0.4254

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

JEFFERIES CHRISTOPHER K
JEFFERIES ANN J

Primary Owner Address:

3532 RANCH VIEW TERR
FORT WORTH, TX 76109

Deed Date: 6/15/2018

Deed Volume:

Deed Page:

Instrument: [D218131415](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANCER TALIA S	6/12/2018	D218131469		
LANHAM GREGORY A;LANHAM LINDSAY L	5/14/2015	D215110215		
LANHAM GREGORY A;LANHAM LINDSAY	5/3/2013	D213122012	0000000	0000000
ADAMS CHARLES L TR	6/22/1998	00133010000084	0013301	0000084
ADAMS CHARLES L	9/12/1994	00117240000865	0011724	0000865
BRIARHAVEN JV	5/16/1986	00086540002314	0008654	0002314
JAMES A SAMMONS CO INC	1/1/1986	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	\$812,420	\$287,580	\$1,100,000	\$1,100,000
2024	\$1,342,833	\$287,580	\$1,630,413	\$1,334,671
2023	\$1,166,440	\$287,580	\$1,454,020	\$1,213,337
2022	\$815,454	\$287,580	\$1,103,034	\$1,103,034
2021	\$812,420	\$287,580	\$1,100,000	\$1,100,000
2020	\$857,851	\$287,581	\$1,145,432	\$1,145,432

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.