



Address: [3524 RANCH VIEW TERR](#)
City: FORT WORTH
Georeference: 31315-7-26
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021F

Latitude: 32.6968463597
Longitude: -97.3993519324
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 26

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: C1

Year Built: 1995

Personal Property Account: N/A

Agent: None

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⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 20,133

Land Acres^{*}: 0.4621

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 |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| LANHAM GREGORY A;LANHAM LINDSAY L | 5/14/2015 | D215110215 | | |
| LANHAM GREGORY A;LANHAM LINDSAY | 5/3/2013 | D213122012 | 0000000 | 0000000 |
| ADAMS CHARLES L | 5/25/1995 | 00119840001943 | 0011984 | 0001943 |
| DESIGNER DRAPERIES & FLOORS | 8/18/1986 | 00086540002320 | 0008654 | 0002320 |
| 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 | \$0 | \$312,420 | \$312,420 | \$312,420 |
| 2024 | \$0 | \$312,420 | \$312,420 | \$312,420 |
| 2023 | \$0 | \$312,420 | \$312,420 | \$312,420 |
| 2022 | \$0 | \$312,420 | \$312,420 | \$312,420 |
| 2021 | \$0 | \$312,420 | \$312,420 | \$312,420 |
| 2020 | \$0 | \$312,420 | \$312,420 | \$312,420 |

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

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.