



**Address:** [3961 WISTERIA LN](#)  
**City:** HALTOM CITY  
**Georeference:** 14553-D-16  
**Subdivision:** FOSSIL BEACH ADDITION  
**Neighborhood Code:** 3K200R

**Latitude:** 32.8568875825  
**Longitude:** -97.2856190882  
**TAD Map:** 2060-432  
**MAPSCO:** TAR-036X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSSIL BEACH ADDITION  
Block D Lot 16

**Jurisdictions:**  
HALTOM CITY (027)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A  
**Year Built:** 1997  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$389,960  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06814530  
**Site Name:** FOSSIL BEACH ADDITION-D-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,318  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,695  
**Land Acres<sup>\*</sup>:** 0.1536  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
RYAN TIMOTHY D  
**Primary Owner Address:**  
3961 WISTERIA LN  
HALTOM CITY, TX 76137-5822

**Deed Date:** 3/13/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208095822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STAFFORD DANIEL D	11/14/2007	<a href="#">D207417471</a>	0000000	0000000
ZIMMERMAN C E III;ZIMMERMAN LISA M	3/26/1998	00131520000072	0013152	0000072
D R HORTON TEXAS LTD	1/1/1995	000000000000000	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 <sup>+</sup>
2025	\$324,960	\$65,000	\$389,960	\$384,727
2024	\$324,960	\$65,000	\$389,960	\$349,752
2023	\$332,001	\$65,000	\$397,001	\$317,956
2022	\$262,608	\$45,000	\$307,608	\$289,051
2021	\$217,774	\$45,000	\$262,774	\$262,774
2020	\$201,178	\$45,000	\$246,178	\$246,178

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.