



**Address:** [3963 BUSCH GARDENS DR](#)  
**City:** FORT WORTH  
**Georeference:** 15051J-1-4  
**Subdivision:** GARDEN SPRINGS ADDITION  
**Neighborhood Code:** 4S002G

**Latitude:** 32.6164087371  
**Longitude:** -97.3799677612  
**TAD Map:** 2036-344  
**MAPSCO:** TAR-103U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GARDEN SPRINGS ADDITION  
Block 1 Lot 4

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A  
**Year Built:** 1999  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$281,423  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 06870775  
**Site Name:** GARDEN SPRINGS ADDITION-1-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,764  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,335  
**Land Acres<sup>\*</sup>:** 0.1454  
**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:**  
CHIN NAOMI  
CHIN BARBARA  
RHODES RICHARD  
**Primary Owner Address:**  
3963 BUSCH GARDEN DR  
FORT WORTH, TX 76123

**Deed Date:** 4/2/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225059687](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SISKIN ZRINKA	10/22/2023	142-23-189356		
SISKIN DRAGAN;SISKIN ZRINKA	9/23/2008	<a href="#">D208373989</a>	0000000	0000000
RINGLER BRANT B	3/26/2008	<a href="#">D208115352</a>	0000000	0000000
RINGLER RUTH B	4/6/2007	<a href="#">D207399486</a>	0000000	0000000
RINGLER BRANT B	4/5/2007	<a href="#">D207144805</a>	0000000	0000000
RINGLER RUTH B	7/26/1999	00139320000574	0013932	0000574
CHOICE HOMES INC	5/11/1999	00138050000169	0013805	0000169
HULEN MEADOWS LP	1/1/1995	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 <sup>+</sup>
2025	\$231,423	\$50,000	\$281,423	\$281,423
2024	\$231,423	\$50,000	\$281,423	\$270,563
2023	\$231,603	\$50,000	\$281,603	\$245,966
2022	\$196,400	\$40,000	\$236,400	\$223,605
2021	\$173,335	\$40,000	\$213,335	\$203,277
2020	\$144,797	\$40,000	\$184,797	\$184,797

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.