



Address: [3863 SOUTH FWY](#)
City: FORT WORTH
Georeference: 16905-1-2R
Subdivision: HAMIL SUBDIVISION
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.6913111403
Longitude: -97.3193498322
TAD Map: 2054-372
MAPSCO: TAR-091F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HAMIL SUBDIVISION Block 1
Lot 2R

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: F1

Year Built: 1993

Personal Property Account: [13665510](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,146,074

Protest Deadline Date: 7/12/2024

Site Number: 80505171

Site Name: HOWARD CONSTRUCTION CO

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: 3865 SOUTH FWY / 06985599

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 6,560

Net Leasable Area⁺⁺⁺: 6,560

Percent Complete: 100%

Land Sqft^{*}: 103,676

Land Acres^{*}: 2.3800

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:

THE SHMAISANI FAMILY LIVIGN TRUST
THE SHMAISANI FAMILY LIVING TRUST

Primary Owner Address:

5608 NORMANDY DR
COLLEYVILLE, TX 76034

Deed Date: 2/8/2017

Deed Volume:

Deed Page:

Instrument: [D217033116](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
R D HOWARD LLC	12/30/2010	D211160973	0000000	0000000
HOWARD CONSTRUCTION CO INC	8/28/2009	D209232239	0000000	0000000
RD HOWARD LLC	12/22/2008	D209000503	0000000	0000000
HOWARD CONSTRUCTION COMPANY	1/1/1996	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	\$951,200	\$194,874	\$1,146,074	\$798,418
2024	\$477,240	\$194,874	\$672,114	\$665,348
2023	\$359,583	\$194,874	\$554,457	\$554,457
2022	\$405,126	\$194,874	\$600,000	\$600,000
2021	\$305,126	\$194,874	\$500,000	\$500,000
2020	\$421,280	\$78,720	\$500,000	\$500,000

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.