



Address: [3801 LANKFORD TR](#)
City: FORT WORTH
Georeference: 17781C-28-27
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500E

Latitude: 32.9156054176
Longitude: -97.3031158887
TAD Map: 2060-452
MAPSCO: TAR-021V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 28 Lot 27

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #7 HERITAGE - RESIDENTIAL (608)
KELLER ISD (907)

Site Number: 07796471

Site Name: HERITAGE ADDITION-FORT WORTH-28-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,746

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Protest Deadline Date: 5/24/2024

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:

MARIANELLI MATTHEW

Primary Owner Address:

3801 LANKFORD TR
FORT WORTH, TX 76244-9571

Deed Date: 5/28/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213136726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	9/4/2012	D212230359	0000000	0000000
OCHOA ESEQUIEL	12/15/2005	D205386228	0000000	0000000
MORRISON HOMES OF TX INC	10/15/2002	00163170000217	0016317	0000217
SHEFFIELD DEVELOPMENT CO ETAL	8/25/2001	00153270000284	0015327	0000284
SHEFFIELD DEVELOPMENT CO INC	1/1/2001	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	\$397,354	\$75,000	\$472,354	\$472,354
2024	\$464,867	\$75,000	\$539,867	\$539,867
2023	\$451,238	\$75,000	\$526,238	\$526,238
2022	\$412,045	\$50,000	\$462,045	\$462,045
2021	\$370,145	\$50,000	\$420,145	\$420,145
2020	\$334,176	\$50,000	\$384,176	\$384,176

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.