



Address: [3717 SHIVER RD](#)
City: FORT WORTH
Georeference: 817H-20-16
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9037309193
Longitude: -97.3035941625
TAD Map: 2060-448
MAPSCO: TAR-035D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 20 Lot 16

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2003
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$355,247
Protest Deadline Date: 5/24/2024

Site Number: 40026841
Site Name: ARCADIA PARK ADDITION-20-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,075
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1699
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:
YCHIM CAROL J
Primary Owner Address:
3717 SHIVER RD
KELLER, TX 76244-8690

Deed Date: 12/14/2022
Deed Volume:
Deed Page:
Instrument: 142-22-226980

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YOCHIM CAROL J;YOCHIM ROBERT E	5/21/2003	00167810000104	0016781	0000104
GEHAN HOMES LTD	8/5/2002	00158950000245	0015895	0000245
GEHAN HOMES LTD	1/1/2002	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	\$285,247	\$70,000	\$355,247	\$355,247
2024	\$285,247	\$70,000	\$355,247	\$340,307
2023	\$282,319	\$70,000	\$352,319	\$309,370
2022	\$242,663	\$55,000	\$297,663	\$281,245
2021	\$208,039	\$55,000	\$263,039	\$255,677
2020	\$177,434	\$55,000	\$232,434	\$232,434

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)
- DISABLED VET 70 to 99 PCT 11.22
- Surviving Spouse of Disabled Vet 100 PCT

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.