



**Address:** [3940 SHIVER RD](#)  
**City:** FORT WORTH  
**Georeference:** 817H-27-14  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9019507243  
**Longitude:** -97.2993830485  
**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 27 Lot 14

**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:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$348,142  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40313670  
**Site Name:** ARCADIA PARK ADDITION-27-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,955  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,986  
**Land Acres<sup>\*</sup>:** 0.1603  
**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:**  
HUNTER BRADLEY JAY  
HUNTER KATHE  
**Primary Owner Address:**  
3940 SHIVER RD  
KELLER, TX 76244-8692

**Deed Date:** 3/11/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204077624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	9/23/2003	<a href="#">D203377029</a>	0000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	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	\$278,142	\$70,000	\$348,142	\$348,142
2024	\$278,142	\$70,000	\$348,142	\$333,346
2023	\$275,268	\$70,000	\$345,268	\$303,042
2022	\$236,482	\$55,000	\$291,482	\$275,493
2021	\$202,615	\$55,000	\$257,615	\$250,448
2020	\$172,680	\$55,000	\$227,680	\$227,680

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.