



**Latitude:** 32.9033759951  
**Longitude:** -97.2995851024  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-035D



**City:**  
**Georeference:** 817H-26-20  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

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 26 Lot 20

**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:** 2005

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$358,865

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40594629  
**Site Name:** ARCADIA PARK ADDITION-26-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,113  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,945  
**Land Acres<sup>\*</sup>:** 0.1594  
**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:**  
FANUCCHI BOBBY ETUX SUSAN  
**Primary Owner Address:**  
9021 DRY CREEK DR  
KELLER, TX 76244-8699

**Deed Date:** 7/8/2005  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D205201650](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES	1/1/2004	0000000000000000	00000000	00000000

## 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	\$288,865	\$70,000	\$358,865	\$358,865
2024	\$288,865	\$70,000	\$358,865	\$342,790
2023	\$285,867	\$70,000	\$355,867	\$311,627
2022	\$245,510	\$55,000	\$300,510	\$283,297
2021	\$210,275	\$55,000	\$265,275	\$257,543
2020	\$179,130	\$55,000	\$234,130	\$234,130

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

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.