



**Address:** [3845 CANE RIVER RD](#)  
**City:** FORT WORTH  
**Georeference:** 817H-15-36  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K400N

**Latitude:** 32.8976778708  
**Longitude:** -97.3022752164  
**TAD Map:** 2060-444  
**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 15 Lot 36 BOUNDARY SPLIT

**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  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40822176  
**Site Name:** ARCADIA PARK ADDITION-15-36-90  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 3,075  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,325  
**Land Acres<sup>\*</sup>:** 0.2599  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
AMH 2014-3 BORROWER LLC  
**Primary Owner Address:**  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 11/25/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214268283](#)

| Previous Owners                             | Date       | Instrument                 | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| AMERICAN HOMES 4 RENT PROP TWO              | 6/3/2013   | <a href="#">D213140775</a> | 0000000     | 0000000   |
| AMERICAN HOMES 4 RENT LP                    | 12/4/2012  | <a href="#">D212311809</a> | 0000000     | 0000000   |
| G&M MORTGAGE SOLUTIONS LLC                  | 2/1/2012   | <a href="#">D212027076</a> | 0000000     | 0000000   |
| TEXAPLEX PROPERTY SOLUTIONS                 | 11/14/2011 | <a href="#">D212026679</a> | 0000000     | 0000000   |
| KHOUNSACKNARATH<br>ANN;KHOUNSACKNARATH JACK | 2/3/2006   | <a href="#">D206048431</a> | 0000000     | 0000000   |
| FIRST MORTGAGE OF AMERICA LTD               | 9/20/2005  | <a href="#">D205290141</a> | 0000000     | 0000000   |
| MYRAN CORPORATION                           | 1/1/2005   | 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 | \$371,922          | \$50,050    | \$421,972    | \$421,972                    |
| 2024 | \$371,922          | \$50,050    | \$421,972    | \$421,972                    |
| 2023 | \$361,973          | \$50,050    | \$412,023    | \$412,023                    |
| 2022 | \$306,228          | \$40,950    | \$347,178    | \$347,178                    |
| 2021 | \$240,254          | \$40,950    | \$281,204    | \$281,204                    |
| 2020 | \$241,379          | \$40,950    | \$282,329    | \$282,329                    |

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.