



**Address:** [3612 HUDGINS RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 24317K-23-18  
**Subdivision:** LOST CREEK RANCH NORTH II  
**Neighborhood Code:** 3K700D

**Latitude:** 32.9855251351  
**Longitude:** -97.2834540757  
**TAD Map:** 2066-476  
**MAPSCO:** TAR-008K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LOST CREEK RANCH NORTH II  
Block 23 Lot 18

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00672F)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$280,043  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40829308  
**Site Name:** LOST CREEK RANCH NORTH II-23-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,642  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,623  
**Land Acres<sup>\*</sup>:** 0.1290  
**Pool:** N

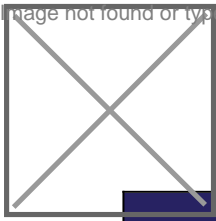
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
SCHUMAN LLC  
**Primary Owner Address:**  
3500 S DUPONT HWY  
DOVER, DE 19901

**Deed Date:** 4/23/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224071288](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LISA COVELL REVOCABLE TRUST	1/31/2024	<a href="#">D224020596</a>		
COVELL LISA	2/17/2019	<a href="#">DC 02-17-2019</a>		
COVELL LISA;COVELL RICHARD	5/25/2006	<a href="#">D206162527</a>	0000000	0000000
HORIZON HOMES LTD	2/1/2006	<a href="#">D206039676</a>	0000000	0000000
RANCHES NORTH III LTD	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	\$215,043	\$65,000	\$280,043	\$280,043
2024	\$215,043	\$65,000	\$280,043	\$279,483
2023	\$235,353	\$65,000	\$300,353	\$254,075
2022	\$214,433	\$45,000	\$259,433	\$230,977
2021	\$164,979	\$45,000	\$209,979	\$209,979
2020	\$155,966	\$45,000	\$200,966	\$200,235

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.