



**Address:** [3913 HUNTER PEAK RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-1-16  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9871680768  
**Longitude:** -97.2784906899  
**TAD Map:** 2066-480  
**MAPSCO:** TAR-008L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RANCHES EAST ADDITION,  
THE Block 1 Lot 16

**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:** 2010

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$408,863

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

**Site Number:** 41206525

**Site Name:** RANCHES EAST ADDITION, THE-1-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,825

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,470

**Land Acres<sup>\*</sup>:** 0.1714

**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:**

ALDRICH FAMILY TRUST

**Primary Owner Address:**

3913 HUNTER PEAK RD  
ROANOKE, TX 76262

**Deed Date:** 8/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224145035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALDRICH NATHAN AARON;ALDRICH WENDY ELLEN	4/24/2018	<a href="#">D218086626</a>		
COTUMACCIO JUDY;COTUMACCIO NICK	11/15/2010	<a href="#">D210284199</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	5/12/2010	<a href="#">D210114820</a>	0000000	0000000
THE RANCHES EAST LP	1/1/2006	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	\$338,863	\$70,000	\$408,863	\$408,863
2024	\$338,863	\$70,000	\$408,863	\$364,694
2023	\$363,816	\$70,000	\$433,816	\$331,540
2022	\$296,869	\$60,000	\$356,869	\$301,400
2021	\$214,000	\$60,000	\$274,000	\$274,000
2020	\$214,000	\$60,000	\$274,000	\$274,000

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.