



Address: [3941 HUNTER PEAK RD](#)
City: FORT WORTH
Georeference: 33463-1-21
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.9871500255
Longitude: -97.2773780312
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 21

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: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$391,875

Protest Deadline Date: 5/24/2024

Site Number: 41206584

Site Name: RANCHES EAST ADDITION, THE-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,034

Percent Complete: 100%

Land Sqft^{*}: 7,470

Land Acres^{*}: 0.1714

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:

RUTHERFORD CHRISTOPHER A
RUTHERFORD SHARON L

Primary Owner Address:

3941 HUNTER PEAK RD
ROANOKE, TX 76262

Deed Date: 8/14/2019

Deed Volume:

Deed Page:

Instrument: [D219181294](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYO GEORGE A;PIERCE-MAYO BRIDGET	3/23/2017	D217066481		
YORK KEVIN W;YORK MARY E	12/18/2012	D213005679	0000000	0000000
EIS CONSTRUCTION INC	9/20/2012	D212237544	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 ⁺
2025	\$321,875	\$70,000	\$391,875	\$391,875
2024	\$321,875	\$70,000	\$391,875	\$371,184
2023	\$308,922	\$70,000	\$378,922	\$337,440
2022	\$246,764	\$60,000	\$306,764	\$306,764
2021	\$224,359	\$60,000	\$284,359	\$284,359
2020	\$199,491	\$60,000	\$259,491	\$259,491

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.