



**Address:** [3945 HUNTER PEAK RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-1-22  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9871464757  
**Longitude:** -97.277155503  
**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 22  
**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:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$425,380  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41206592  
**Site Name:** RANCHES EAST ADDITION, THE-1-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,572  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,470  
**Land Acres<sup>\*</sup>:** 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:**  
HIBBERT VINCENT  
HIBBERT MONICA  
**Primary Owner Address:**  
3945 HUNTER PEAK RD  
ROANOKE, TX 76262-3837  
**Deed Date:** 7/12/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213184988](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	3/21/2012	<a href="#">D212069843</a>	0000000	0000000
KEZELE ANDREW M;KEZELE K K GREEN	7/11/2008	<a href="#">D208280784</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	4/21/2008	<a href="#">D208146209</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	\$308,000	\$70,000	\$378,000	\$378,000
2024	\$355,380	\$70,000	\$425,380	\$358,039
2023	\$341,037	\$70,000	\$411,037	\$325,490
2022	\$272,111	\$60,000	\$332,111	\$295,900
2021	\$209,000	\$60,000	\$269,000	\$269,000
2020	\$209,000	\$60,000	\$269,000	\$269,000

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

- 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.