



**Address:** [3940 HUNTER PEAK RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-2-11  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9867101167  
**Longitude:** -97.2774178117  
**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 2 Lot 11

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 41206983

**Site Name:** RANCHES EAST ADDITION, THE-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,156

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

SAF SN TEXAS A LLC

**Primary Owner Address:**

8390 E VIA DE VENTURA F 110 #303  
SCOTTSDALE, AZ 85258

**Deed Date:** 8/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221249946](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONE ADAM	12/17/2018	<a href="#">D218275548</a>		
NEAL ERIC B;NEAL REBECCA A	8/29/2008	<a href="#">D208343978</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	1/9/2008	<a href="#">D208012177</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	\$218,880	\$70,000	\$288,880	\$288,880
2024	\$304,076	\$70,000	\$374,076	\$374,076
2023	\$306,415	\$70,000	\$376,415	\$376,415
2022	\$247,998	\$60,000	\$307,998	\$307,998
2021	\$225,472	\$60,000	\$285,472	\$285,472
2020	\$200,461	\$60,000	\$260,461	\$260,461

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.