



Address: [3944 HUNTER PEAK RD](#)
City: FORT WORTH
Georeference: 33463-2-12
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.9867076976
Longitude: -97.2772559637
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 12

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: 5/1/2025

Notice Value: \$430,064

Protest Deadline Date: 5/24/2024

Site Number: 41206991

Site Name: RANCHES EAST ADDITION, THE-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,612

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

RYAN KRISTINA L

Primary Owner Address:

3944 HUNTER PEAK RD
ROANOKE, TX 76262

Deed Date: 5/24/2014

Deed Volume:

Deed Page:

Instrument: M214005618

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUFFY KRISTINA L	4/23/2013	D213103162	0000000	0000000
PIFER KRISTINA LA SHEA	12/3/2009	D209323222	0000000	0000000
PIFER GREGORY;PIFER KRISTINA	3/12/2008	D208099247	0000000	0000000
MERITAGE HOMES OF TEXAS LP	12/12/2007	D207449950	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	\$360,064	\$70,000	\$430,064	\$430,064
2024	\$360,064	\$70,000	\$430,064	\$406,145
2023	\$345,523	\$70,000	\$415,523	\$369,223
2022	\$275,657	\$60,000	\$335,657	\$335,657
2021	\$250,479	\$60,000	\$310,479	\$310,479
2020	\$222,527	\$60,000	\$282,527	\$282,527

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.