



**Address:** [3960 HUNTER PEAK RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-2-16  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9866975174  
**Longitude:** -97.2766045894  
**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 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:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

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

**Notice Value:** \$413,000

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

**Site Number:** 41207033

**Site Name:** RANCHES EAST ADDITION, THE-2-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,682

**Percent Complete:** 100%

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

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

<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:**

MOLINA DANIEL

**Primary Owner Address:**

3960 HUNTER PEAK RD  
ROANOKE, TX 76262-3836

**Deed Date:** 4/20/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211094638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	2/4/2010	<a href="#">D210027012</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	\$305,000	\$70,000	\$375,000	\$375,000
2024	\$343,000	\$70,000	\$413,000	\$362,489
2023	\$343,054	\$70,000	\$413,054	\$329,535
2022	\$255,479	\$60,000	\$315,479	\$299,577
2021	\$212,343	\$60,000	\$272,343	\$272,343
2020	\$212,343	\$60,000	\$272,343	\$272,343

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.