



Address: [3968 HUNTER PEAK RD](#)
City: FORT WORTH
Georeference: 33463-2-18
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.9866908289
Longitude: -97.276271045
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 18

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: \$393,529

Protest Deadline Date: 5/24/2024

Site Number: 41207068

Site Name: RANCHES EAST ADDITION, THE-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,156

Percent Complete: 100%

Land Sqft^{*}: 5,916

Land Acres^{*}: 0.1358

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:

TOMPKINS LAURA KATELAN
TOMPKINS BRANDON RAY

Primary Owner Address:

10 LEE CT
ROANOKE, TX 76262

Deed Date: 1/5/2018

Deed Volume:

Deed Page:

Instrument: [D218005494](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCAFFERTY CHRISTOPHER S	9/14/2017	D217213588		
MCCAFFERTY ANNE E;MCCAFFERTY CHRIS	5/21/2008	D208196106	0000000	0000000
THE RANCHES EAST LP	1/1/2006	0000000000000000	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	\$323,529	\$70,000	\$393,529	\$393,529
2024	\$323,529	\$70,000	\$393,529	\$372,678
2023	\$310,521	\$70,000	\$380,521	\$338,798
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

- 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.