



**Address:** [3961 LONG HOLLOW RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-2-21  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9863962127  
**Longitude:** -97.2766120698  
**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 21

**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:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$365,076

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

**Site Number:** 41207092

**Site Name:** RANCHES EAST ADDITION, THE-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,772

**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:**

ARNOLD TRAVIS SHANE  
GRUBBS MICAH JOY

**Primary Owner Address:**

3961 LONG HOLLOW RD  
ROANOKE, TX 76262

**Deed Date:** 8/3/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220189870](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINZEN ALISHA M;WINZEN KENNETH	5/31/2013	<a href="#">D213167277</a>	0000000	0000000
MARTIN ALISHA;MARTIN K WINZEN III	9/23/2011	<a href="#">D211233131</a>	0000000	0000000
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	\$295,076	\$70,000	\$365,076	\$365,076
2024	\$295,076	\$70,000	\$365,076	\$346,632
2023	\$283,252	\$70,000	\$353,252	\$315,120
2022	\$226,473	\$60,000	\$286,473	\$286,473
2021	\$206,014	\$60,000	\$266,014	\$266,014
2020	\$183,302	\$60,000	\$243,302	\$243,302

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.