



Address: [3948 LAZY RIVER RANCH RD](#)
City: FORT WORTH
Georeference: 33463-6-10
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.9837339784
Longitude: -97.2771571018
TAD Map: 2066-476
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 6 Lot 10

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 41208889

Site Name: RANCHES EAST ADDITION, THE-6-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,540

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:

J2P2 LLC - SERIES 3948 LAZY RIVER RANCH

Primary Owner Address:

2233 VERANDA AVE
TROPHY CLUB, TX 76262

Deed Date: 8/5/2017

Deed Volume:

Deed Page:

Instrument: [D217185270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARVEY JODY E	4/28/2017	D217096839		
MCDONELL BRIAN;MCDONELL SUMMER W	11/2/2015	D215249498		
GARRETT BOBBY L Jr	8/19/2014	D214188053		
CONKLIN RYAN;CONKLIN TAYLOR JO	2/17/2011	D211040642	0000000	0000000
OVERHULTZ CARLA;OVERHULTZ CASEY C	11/18/2008	D208431049	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	9/2/2008	D208347220	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	\$217,000	\$70,000	\$287,000	\$287,000
2024	\$217,000	\$70,000	\$287,000	\$287,000
2023	\$226,000	\$70,000	\$296,000	\$296,000
2022	\$170,226	\$60,000	\$230,226	\$230,226
2021	\$170,226	\$60,000	\$230,226	\$230,226
2020	\$140,000	\$60,000	\$200,000	\$200,000

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.