



**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<sup>+++</sup>:** 1,540

**Percent Complete:** 100%

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

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

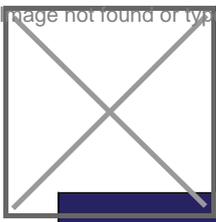
2233 VERANDA AVE  
TROPHY CLUB, TX 76262

**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	<a href="#">D217096839</a>		
MCDONELL BRIAN;MCDONELL SUMMER W	11/2/2015	<a href="#">D215249498</a>		
GARRETT BOBBY L Jr	8/19/2014	<a href="#">D214188053</a>		
CONKLIN RYAN;CONKLIN TAYLOR JO	2/17/2011	<a href="#">D211040642</a>	0000000	0000000
OVERHULTZ CARLA;OVERHULTZ CASEY C	11/18/2008	<a href="#">D208431049</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	9/2/2008	<a href="#">D208347220</a>	0000000	0000000
THE RANCHES EAST LP	1/1/2006	00000000000000	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	\$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.