



**Address:** [3940 LAZY RIVER RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-6-12  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9837393412  
**Longitude:** -97.2774817015  
**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 12

**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:** 2013

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$378,878

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

**Site Number:** 41208900

**Site Name:** RANCHES EAST ADDITION, THE-6-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,844

**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:**

SHOEMAKER TROY  
CORONADO FRANCISCO

**Primary Owner Address:**

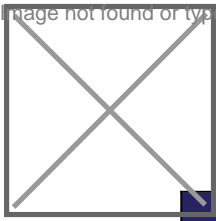
3940 LAZY RIVER RANCH RD  
ROANOKE, TX 76262

**Deed Date:** 5/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221152837](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	3/25/2016	M216001648		
GAITHER LEXIE	4/12/2013	<a href="#">D213096349</a>	0000000	0000000
D R HORTON TEXAS LTD	11/6/2012	<a href="#">D212276140</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	\$308,878	\$70,000	\$378,878	\$378,878
2024	\$308,878	\$70,000	\$378,878	\$350,900
2023	\$296,468	\$70,000	\$366,468	\$319,000
2022	\$230,000	\$60,000	\$290,000	\$290,000
2021	\$179,530	\$59,999	\$239,529	\$239,529
2020	\$179,530	\$59,999	\$239,529	\$239,529

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.