



Address: [3928 LAZY RIVER RANCH RD](#)
City: FORT WORTH
Georeference: 33463-6-15
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.983747286
Longitude: -97.2779693859
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 15

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41208935

Site Name: RANCHES EAST ADDITION, THE-6-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,779

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:

LAMB TRAVIS JUSTIN

LAMB SARAH ELLEN THIBAudeau

Primary Owner Address:

3928 LAZY RIVER RANCH RD
ROANOKE, TX 76262

Deed Date: 2/18/2016

Deed Volume:

Deed Page:

Instrument: [D216034153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMES MERIDITH;SIMES PETER	7/28/2011	D211181646	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	9/1/2010	D210215996	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	\$385,577	\$70,000	\$455,577	\$455,577
2024	\$385,577	\$70,000	\$455,577	\$455,577
2023	\$369,986	\$70,000	\$439,986	\$439,986
2022	\$295,174	\$60,000	\$355,174	\$355,174
2021	\$268,207	\$60,000	\$328,207	\$328,207
2020	\$238,273	\$60,000	\$298,273	\$298,273

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.