



Address: [3945 KENNEDY RANCH RD](#)
City: FORT WORTH
Georeference: 33463-6-30
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700G

Latitude: 32.9834238688
Longitude: -97.2766752337
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 30

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: 2016
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$408,800
Protest Deadline Date: 5/24/2024

Site Number: 800007364
Site Name: RANCHES EAST ADDITION, THE Block 6 Lot 30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,134
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 0.1300
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:
DUTLE CHRISTOPHER
Primary Owner Address:
3945 KENNEDY RANCH RD
FORT WORTH, TX 76262

Deed Date: 2/18/2020
Deed Volume:
Deed Page:
Instrument: [D220038105](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITFIELD JUSTIN;WHITFIELD SARAH	3/18/2016	D216055753		



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	\$315,200	\$65,000	\$380,200	\$380,200
2024	\$343,800	\$65,000	\$408,800	\$348,057
2023	\$322,000	\$65,000	\$387,000	\$316,415
2022	\$294,507	\$50,000	\$344,507	\$287,650
2021	\$211,500	\$50,000	\$261,500	\$261,500
2020	\$211,500	\$50,000	\$261,500	\$261,500

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.