



**Address:** [3949 KENNEDY RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-6-31  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700G

**Latitude:** 32.983421043  
**Longitude:** -97.2765124178  
**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 31  
**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:** 4/15/2025  
**Notice Value:** \$446,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800007365  
**Site Name:** RANCHES EAST ADDITION, THE 6 31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,077  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**Land Acres<sup>\*</sup>:** 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:**  
VILLAREAL JEFF A  
VILLAREAL SHELLY A  
**Primary Owner Address:**  
3949 KENNEDY RANCH RD  
FORT WORTH, TX 76262  
**Deed Date:** 2/18/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216033108](#)

**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	\$354,000	\$65,000	\$419,000	\$419,000
2024	\$381,000	\$65,000	\$446,000	\$387,200
2023	\$365,000	\$65,000	\$430,000	\$352,000
2022	\$270,000	\$50,000	\$320,000	\$320,000
2021	\$283,481	\$50,000	\$333,481	\$333,481
2020	\$284,197	\$50,000	\$334,197	\$304,920

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.