



Address: [3976 TULE RANCH RD](#)
City: FORT WORTH
Georeference: 33463-7-26
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700G

Latitude: 32.981878064
Longitude: -97.2751440407
TAD Map: 2066-476
MAPSCO: TAR-008Q



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 7 Lot 26

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 800007400
Site Name: RANCHES EAST ADDITION, THE 7 26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,597
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:
ALWANI MEHBREEN
Primary Owner Address:
14604 DONNER TRL
ROANOKE, TX 76262

Deed Date: 11/22/2021
Deed Volume:
Deed Page:
Instrument: [D221347491](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ MONICA;RODRIGUEZ JOHNNY	3/7/2017	D217051012		

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	\$259,000	\$65,000	\$324,000	\$324,000
2024	\$259,000	\$65,000	\$324,000	\$324,000
2023	\$237,605	\$65,000	\$302,605	\$302,605
2022	\$226,621	\$50,000	\$276,621	\$276,621
2021	\$171,728	\$50,000	\$221,728	\$221,728
2020	\$172,162	\$50,000	\$222,162	\$222,162

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.