



Address: [3973 TULE RANCH RD](#)
City: FORT WORTH
Georeference: 33463-9-12
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700G

Latitude: 32.9823385356
Longitude: -97.2753222624
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 9 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: 2017
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$350,924
Protest Deadline Date: 5/24/2024

Site Number: 800007299
Site Name: RANCHES EAST ADDITION, THE 9 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,802
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:
WARD ERIC S
WARD SARA L
Primary Owner Address:
3973 TULE RANCH RD
ROANOKE, TX 76262

Deed Date: 8/3/2021
Deed Volume:
Deed Page:
Instrument: [D221322352](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON SARA L;WARD ERIC S	6/30/2017	D217150553		



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	\$285,924	\$65,000	\$350,924	\$350,924
2024	\$285,924	\$65,000	\$350,924	\$340,898
2023	\$297,769	\$65,000	\$362,769	\$309,907
2022	\$266,162	\$50,000	\$316,162	\$281,734
2021	\$206,122	\$50,000	\$256,122	\$256,122
2020	\$206,642	\$50,000	\$256,642	\$256,642

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.