



Address: [3980 KENNEDY RANCH RD](#)
City: FORT WORTH
Georeference: 33463-9-17
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700G

Latitude: 32.9826877487
Longitude: -97.2753527067
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 9 Lot 17

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
Protest Deadline Date: 5/24/2024

Site Number: 800007304
Site Name: RANCHES EAST ADDITION, THE 9 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,142
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1700
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
WEIDNER JAMES
WEIDNER ROSEANN
Primary Owner Address:
3980 KENNEDY RANCH RD
ROANOKE, TX 76262

Deed Date: 7/28/2023
Deed Volume:
Deed Page:
Instrument: [D223134838](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORENO CINTHYA	6/2/2017	D219172715-CWD		
PRATHER KATHERINE C;PRATHER STEVEN M	8/4/2016	D216178123		



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	\$374,506	\$65,000	\$439,506	\$439,506
2024	\$374,506	\$65,000	\$439,506	\$439,506
2023	\$349,258	\$65,000	\$414,258	\$343,353
2022	\$304,724	\$50,000	\$354,724	\$312,139
2021	\$233,763	\$50,000	\$283,763	\$283,763
2020	\$234,316	\$50,000	\$284,316	\$284,316

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.