

Tarrant Appraisal District

Property Information | PDF

Account Number: 42090031

Address: 3976 KENNEDY RANCH RD

City: FORT WORTH
Georeference: 33463-9-18

Subdivision: RANCHES EAST ADDITION, THE

Neighborhood Code: 3K700G

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RANCHES EAST ADDITION.

THE Block 9 Lot 18

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: \$320,000

Protest Deadline Date: 5/24/2024

Site Number: 800007305

Site Name: RANCHES EAST ADDITION, THE 9 18

Site Class: A1 - Residential - Single Family

Latitude: 32.9826873342

TAD Map: 2066-476 **MAPSCO:** TAR-008L

Longitude: -97.2755484793

Parcels: 1

Approximate Size+++: 1,544
Percent Complete: 100%

Land Sqft*: 7,405 Land Acres*: 0.1700

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

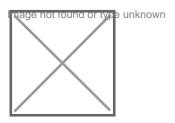
MATHEWS LINDSEY NICOLE MATHEWS CHAD ALAN **Primary Owner Address:** 9036 DOVE HOLLOW RD JUSTIN, TX 76247 Deed Date: 8/5/2020 Deed Volume: Deed Page:

Instrument: D220190940

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DILL LINDSEY	3/15/2016	D216053488		

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



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	\$237,000	\$65,000	\$302,000	\$302,000
2024	\$255,000	\$65,000	\$320,000	\$315,084
2023	\$251,677	\$65,000	\$316,677	\$262,570
2022	\$221,799	\$50,000	\$271,799	\$238,700
2021	\$167,000	\$50,000	\$217,000	\$217,000
2020	\$167,000	\$50,000	\$217,000	\$217,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.