



**Address:** [3804 SHIVER RD](#)  
**City:** FORT WORTH  
**Georeference:** 817H-21-5  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9029905973  
**Longitude:** -97.3024808662  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-035D



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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 21 Lot 5

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40026949

**Site Name:** ARCADIA PARK ADDITION-21-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,210

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**  
HUGHES FAMILY TRUST  
**Primary Owner Address:**  
3804 SHIVER RD  
FORT WORTH, TX 76244

**Deed Date:** 8/16/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224146599](#)

| Previous Owners               | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| HUGHES MARY;HUGHES RICHARD P  | 1/30/2004 | <a href="#">D204044097</a> | 0000000     | 0000000   |
| RICHMOND AMERICAN HOMES OF TX | 7/2/2002  | 00157960000252             | 0015796     | 0000252   |
| GEHAN HOMES LTD               | 1/1/2002  | 00000000000000             | 0000000     | 0000000   |

## 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 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$327,605          | \$70,000    | \$397,605    | \$382,340                    |
| 2023 | \$363,660          | \$70,000    | \$433,660    | \$347,582                    |
| 2022 | \$289,938          | \$55,000    | \$344,938    | \$315,984                    |
| 2021 | \$232,258          | \$55,000    | \$287,258    | \$287,258                    |
| 2020 | \$214,670          | \$55,000    | \$269,670    | \$269,670                    |

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.