



Address: [3812 SHIVER RD](#)
City: FORT WORTH
Georeference: 817H-21-7
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.902889957
Longitude: -97.3021109997
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 7 50% UNDIVIDED INTEREST

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)

Site Number: 40026965
Site Name: ARCADIA PARK ADDITION Block 21 Lot 7 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2

Approximate Size ⁺⁺⁺: 3,088

State Code: A **Percent Complete:** 100%

Year Built: 2002 **Land Sqft** ^{*}: 6,534

Personal Property Account N/A ^{*}: 0.1500

Agent: None **Pool:** N

Protest Deadline

Date: 5/15/2025

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
DAWOOD MOHAMMAD MUNIR
Primary Owner Address:
3812 SHIVER RD
FORT WORTH, TX 76244

Deed Date: 7/31/2021
Deed Volume:
Deed Page:
Instrument: [D221167538](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAWOOD MATIN MUNIR;DAWOOD MOHAMMAD MUNIR	6/9/2021	D221167538		
KHADER RAED;KHADER RANIA	12/16/2013	D213317013	0000000	0000000
BUI LY D NGUYEN;BUI PHILLIP	2/24/2003	D213317012	0000000	0000000
RAH OF TEXAS LP	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*
2025	\$0	\$0	\$0	\$0
2024	\$184,163	\$35,000	\$219,163	\$209,180
2023	\$182,243	\$35,000	\$217,243	\$190,164
2022	\$145,376	\$27,500	\$172,876	\$172,876
2021	\$133,708	\$27,500	\$161,208	\$155,327
2020	\$227,413	\$55,000	\$282,413	\$282,413

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.