

Property Information | PDF Account Number: 40026973



Address: 3816 SHIVER RD City: FORT WORTH Georeference: 817H-21-8

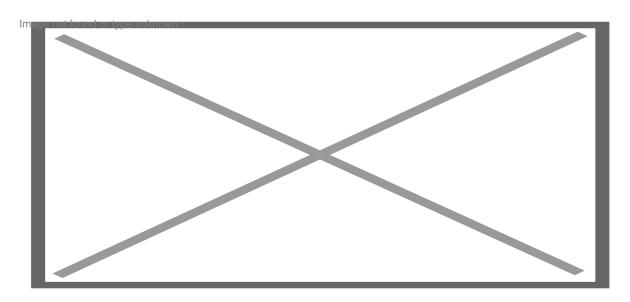
Subdivision: ARCADIA PARK ADDITION

Neighborhood Code: 3K500K

**Latitude:** 32.9028397225 **Longitude:** -97.3019256146

**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 8

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:** 40026973

**Site Name:** ARCADIA PARK ADDITION-21-8 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,457
Percent Complete: 100%

Land Sqft\*: 6,534 Land Acres\*: 0.1500

Pool: N

+++ Rounded

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



## **OWNER INFORMATION**

Current Owner:Deed Date: 6/30/2003BRACEY JAMES RDeed Volume: 0016879Primary Owner Address:Deed Page: 0000263

Previous Owners	Date	Instrument	Deed Volume	Deed Page	
GEHAN HOMES LTD	8/5/2002	00158950000245	0015895	0000245	
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	\$303,160	\$70,000	\$373,160	\$355,394
2023	\$300,022	\$70,000	\$370,022	\$323,085
2022	\$257,573	\$55,000	\$312,573	\$293,714
2021	\$220,506	\$55,000	\$275,506	\$267,013
2020	\$187,739	\$55,000	\$242,739	\$242,739

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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