



Address: [3913 BIG THICKET DR](#)
City: FORT WORTH
Georeference: 817H-11-17
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K400N

Latitude: 32.8999305886
Longitude: -97.302245347
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 11 Lot 17

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: 2005

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/15/2025

Site Number: 40132951

Site Name: ARCADIA PARK ADDITION-11-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,899

Percent Complete: 100%

Land Sqft^{*}: 5,740

Land Acres^{*}: 0.1317

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

HOANG NHUHOANG
NGUYENPHU TOAN

Primary Owner Address:

626 NAPLES DR
ALLEN, TX 75013

Deed Date: 12/13/2013

Deed Volume:

Deed Page:

Instrument: [D214276156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LK REVOCABLE TRUST	12/21/2011	D212126467	0000000	0000000
NGUYENPHU TOAN	3/16/2010	D210072384	0000000	0000000
JANADI ZIAD	4/4/2007	D207130331	0000000	0000000
ALKASSIH LINA	12/30/2005	D206009789	0000000	0000000
ALKASSTH LINA	10/26/2005	D205337160	0000000	0000000
CHOICE HOMES INC	2/8/2005	D205038954	0000000	0000000
MYRAN CORP	3/9/2004	D204074068	0000000	0000000
KB ARCADIA DEVELOPMENT 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	\$272,905	\$55,000	\$327,905	\$327,905
2023	\$284,000	\$55,000	\$339,000	\$339,000
2022	\$242,500	\$45,000	\$287,500	\$287,500
2021	\$160,000	\$45,000	\$205,000	\$205,000
2020	\$160,000	\$45,000	\$205,000	\$205,000

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.