



**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<sup>+++</sup>:** 1,899

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,740

**Land Acres<sup>\*</sup>:** 0.1317

**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:**

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 | <a href="#">D212126467</a> | 0000000     | 0000000   |
| NGUYENPHU TOAN             | 3/16/2010  | <a href="#">D210072384</a> | 0000000     | 0000000   |
| JANADI ZIAD                | 4/4/2007   | <a href="#">D207130331</a> | 0000000     | 0000000   |
| ALKASSIH LINA              | 12/30/2005 | <a href="#">D206009789</a> | 0000000     | 0000000   |
| ALKASSTH LINA              | 10/26/2005 | <a href="#">D205337160</a> | 0000000     | 0000000   |
| CHOICE HOMES INC           | 2/8/2005   | <a href="#">D205038954</a> | 0000000     | 0000000   |
| MYRAN CORP                 | 3/9/2004   | <a href="#">D204074068</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.