



**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

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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.