



e unknown LOCATION

Account Number: 40132978

Address: 3909 BIG THICKET DR

City: FORT WORTH Georeference: 817H-11-18

Subdivision: ARCADIA PARK ADDITION

Neighborhood Code: 3K400N

Latitude: 32.9000718385 Longitude: -97.3022447312

TAD Map: 2060-448 MAPSCO: TAR-035D

Site Number: 40132978

Approximate Size+++: 1,625

Percent Complete: 100%

Land Sqft*: 5,740

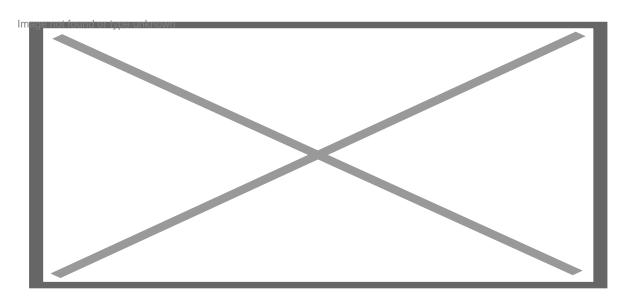
Land Acres*: 0.1317

Parcels: 1

Site Name: ARCADIA PARK ADDITION-11-18

Site Class: A1 - Residential - Single Family





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION

Block 11 Lot 18 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)

Year Built: 2004

State Code: A Personal Property Account: N/A

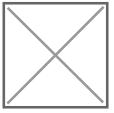
Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955 Pool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

LARC HOLDINGS III, LLC

Primary Owner Address:

PO BOX 291

COLLEYVILLE, TX 76034

Deed Date: 1/20/2016

Deed Volume:

Deed Page:

Instrument: D216018422

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFW R20 LLC	4/3/2012	D212095408	0000000	0000000
RAUSA MICHAEL T	2/10/2005	D205051081	0000000	0000000
CHOICE HOMES INC	11/4/2004	D204349311	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	\$232,675	\$55,000	\$287,675	\$287,675
2023	\$232,675	\$55,000	\$287,675	\$287,675
2022	\$198,000	\$45,000	\$243,000	\$243,000
2021	\$146,000	\$45,000	\$191,000	\$191,000
2020	\$146,000	\$45,000	\$191,000	\$191,000

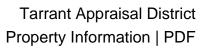
Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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



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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