



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



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)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Protest Deadline Date: 5/15/2025

Site Number: 40132978

Site Name: ARCADIA PARK ADDITION-11-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,625

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:
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.

+ 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.