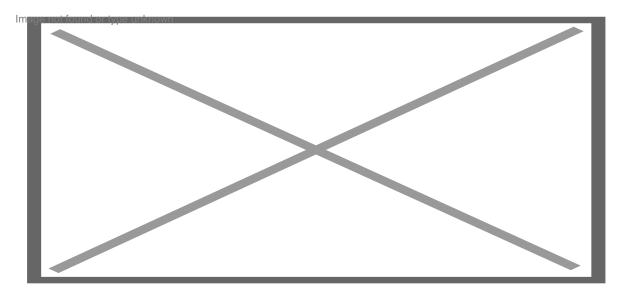


# Tarrant Appraisal District Property Information | PDF Account Number: 40312909

Address: <u>3812 SEVENOAKS DR</u> City: FORT WORTH Georeference: 817H-17-17

Georeference: 817H-17-17 Subdivision: ARCADIA PARK ADDITION Neighborhood Code: 3K500K Latitude: 32.9021781629 Longitude: -97.3023931097 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 17 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: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025

Site Number: 40312909 Site Name: ARCADIA PARK ADDITION-17-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,172 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,600 Land Acres<sup>\*</sup>: 0.1515 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: YARBOROUGH BRIAN YARBOROUGH CINDY

Primary Owner Address: 3812 SEVENOAKS DR KELLER, TX 76244-8632 Deed Date: 4/8/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205108115

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAH OF TEXAS LP	7/15/2004	D204223481	000000	0000000
GEHAN HOMES LTD	9/23/2003	D203377029	000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	000000000000000000000000000000000000000	000000	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	\$332,849	\$70,000	\$402,849	\$384,419
2023	\$360,019	\$70,000	\$430,019	\$349,472
2022	\$307,974	\$55,000	\$362,974	\$317,702
2021	\$233,820	\$55,000	\$288,820	\$288,820
2020	\$219,160	\$55,000	\$274,160	\$274,160

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**

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 30 to 49 PCT 11.22

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.