



**Address:** [3948 HUNTER PEAK RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-2-13  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9867051354  
**Longitude:** -97.2770943658  
**TAD Map:** 2066-480  
**MAPSCO:** TAR-008L



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

## PROPERTY DATA

**Legal Description:** RANCHES EAST ADDITION,  
THE Block 2 Lot 13

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41207009

**Site Name:** RANCHES EAST ADDITION, THE-2-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,734

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

SACRAMENTO VALDEMAR  
SACRAMENTO MAGALLY

**Primary Owner Address:**

2414 TROPHY CLUB DR  
ROANOKE, TX 76262

**Deed Date:** 4/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222103674](#)

| Previous Owners                     | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|-----------|----------------------------|-------------|-----------|
| ABDALLA ASHRAF; ATKINSON ANALYSSA D | 6/19/2015 | <a href="#">D215203326</a> |             |           |
| JACOBS ALYSSA ETAL.; JACOBS BRIAN   | 10/5/2012 | <a href="#">D212251748</a> | 0000000     | 0000000   |
| EIS CONSTRUCTION INC                | 5/4/2012  | <a href="#">D212113357</a> | 0000000     | 0000000   |
| THE RANCHES EAST LP                 | 1/1/2006  | 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 | \$286,689          | \$70,000    | \$356,689    | \$356,689                    |
| 2024 | \$286,689          | \$70,000    | \$356,689    | \$356,689                    |
| 2023 | \$275,215          | \$70,000    | \$345,215    | \$345,215                    |
| 2022 | \$220,131          | \$60,000    | \$280,131    | \$280,131                    |
| 2021 | \$200,280          | \$60,000    | \$260,280    | \$260,280                    |
| 2020 | \$178,246          | \$60,000    | \$238,246    | \$238,246                    |

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.