



Address: [3960 HUNTER PEAK RD](#)
City: FORT WORTH
Georeference: 33463-2-16
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.9866975174
Longitude: -97.2766045894
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 16

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: 2010

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/15/2025

Site Number: 41207033

Site Name: RANCHES EAST ADDITION, THE-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,682

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
MOLINA DANIEL

Primary Owner Address:
3960 HUNTER PEAK RD
ROANOKE, TX 76262-3836

Deed Date: 4/20/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211094638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	2/4/2010	D210027012	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*
2025	\$0	\$0	\$0	\$0
2024	\$343,000	\$70,000	\$413,000	\$362,489
2023	\$343,054	\$70,000	\$413,054	\$329,535
2022	\$255,479	\$60,000	\$315,479	\$299,577
2021	\$212,343	\$60,000	\$272,343	\$272,343
2020	\$212,343	\$60,000	\$272,343	\$272,343

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)

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.