



**Address:** [3968 HUNTER PEAK RD](#)  
**City:** FORT WORTH  
**Georeference:** 33463-2-18  
**Subdivision:** RANCHES EAST ADDITION, THE  
**Neighborhood Code:** 3K700B

**Latitude:** 32.9866908289  
**Longitude:** -97.276271045  
**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 18

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41207068

**Site Name:** RANCHES EAST ADDITION, THE-2-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,156

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,916

**Land Acres<sup>\*</sup>:** 0.1358

**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:**

TOMPKINS LAURA KATELAN  
TOMPKINS BRANDON RAY

**Primary Owner Address:**

3968 HUNTER PEAK RD  
ROANOKE, TX 76262

**Deed Date:** 1/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218005494](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCAFFERTY CHRISTOPHER S	9/14/2017	<a href="#">D217213588</a>		
MCCAFFERTY ANNE E;MCCAFFERTY CHRIS	5/21/2008	<a href="#">D208196106</a>	0000000	0000000
THE RANCHES EAST LP	1/1/2006	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$323,529	\$70,000	\$393,529	\$372,678
2023	\$310,521	\$70,000	\$380,521	\$338,798
2022	\$247,998	\$60,000	\$307,998	\$307,998
2021	\$225,472	\$60,000	\$285,472	\$285,472
2020	\$200,461	\$60,000	\$260,461	\$260,461

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.