

Tarrant Appraisal District

Property Information | PDF

Account Number: 41208528

Address: 4041 LAZY RIVER RANCH RD

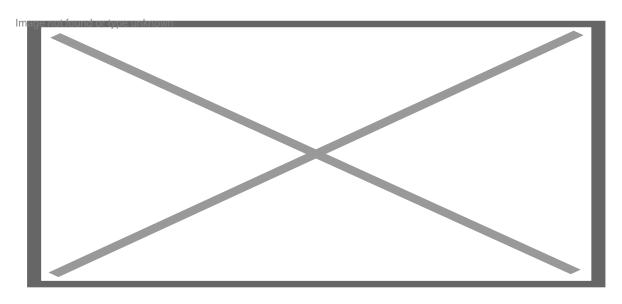
City: FORT WORTH
Georeference: 33463-5-28

Subdivision: RANCHES EAST ADDITION, THE

Neighborhood Code: 3K700B

Latitude: 32.9841466004 Longitude: -97.27526542 TAD Map: 2066-476 MAPSCO: TAR-008L





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

PROPERTY DATA

Legal Description: RANCHES EAST ADDITION.

THE Block 5 Lot 28

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: 41208528

Site Name: RANCHES EAST ADDITION, THE-5-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,156
Percent Complete: 100%

Land Sqft*: 5,500 Land Acres*: 0.1262

Pool: N

+++ Rounded.

OWNER INFORMATION

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



Current Owner:

CHAUDHARY BIKRAM P RANABHAT SHARADA CHAUDHARY

Primary Owner Address: 4041 LAZY RIVER RANCH RD ROANOKE, TX 76262

Deed Date: 8/26/2016

Deed Volume: Deed Page:

Instrument: D216199598

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASSARO LINDSAY;MASSARO M A MASSARO	9/30/2008	D208378747	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	6/16/2008	D208252308	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	\$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.