



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

**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:**

CHAUDHARY BIKRAM P  
RANABHAT SHARADA CHAUDHARY

**Deed Date:** 8/26/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216199598](#)

**Primary Owner Address:**

4041 LAZY RIVER RANCH RD  
ROANOKE, TX 76262

| Previous Owners                     | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|-----------|----------------------------|-------------|-----------|
| MASSARO LINDSAY;MASSARO M A MASSARO | 9/30/2008 | <a href="#">D208378747</a> | 0000000     | 0000000   |
| MERITAGE HOMES OF TEXAS LLC         | 6/16/2008 | <a href="#">D208252308</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 | \$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.