



Address: [3901 LAZY RIVER RANCH RD](#)
City: FORT WORTH
Georeference: 33463-5-51
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.9842088744
Longitude: -97.2790264931
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 51

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: 41208765

Site Name: RANCHES EAST ADDITION, THE-5-51

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,243

Percent Complete: 100%

Land Sqft^{*}: 6,222

Land Acres^{*}: 0.1428

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

ARORA FAMILY REVOCABLE TRUST

Primary Owner Address:

3313 OAK BLUFF LN
DUBLIN, CA 94568

Deed Date: 2/17/2021

Deed Volume:

Deed Page:

Instrument: [D221046291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAYOT FLOSIE C;BAYOT JOEL R	9/23/2008	D208373407	0000000	0000000
MERITAGE HMES OF TEXAS LLC	6/10/2008	D208240163	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	\$432,494	\$70,000	\$502,494	\$502,494
2024	\$432,494	\$70,000	\$502,494	\$502,494
2023	\$414,934	\$70,000	\$484,934	\$484,934
2022	\$253,352	\$60,000	\$313,352	\$313,352
2021	\$250,000	\$60,000	\$310,000	\$310,000
2020	\$266,450	\$60,000	\$326,450	\$326,450

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.