



**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<sup>+++</sup>:** 3,243

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,222

**Land Acres<sup>\*</sup>:** 0.1428

**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:**

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	<a href="#">D208373407</a>	0000000	0000000
MERITAGE HMES OF TEXAS LLC	6/10/2008	<a href="#">D208240163</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	\$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.