



Address: [3924 LAZY RIVER RANCH RD](#)
City: FORT WORTH
Georeference: 33463-6-16
Subdivision: RANCHES EAST ADDITION, THE
Neighborhood Code: 3K700B

Latitude: 32.9837499344
Longitude: -97.2781325334
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 6 Lot 16

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: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41208943

Site Name: RANCHES EAST ADDITION, THE-6-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,682

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

BRAND JARED S
DAVIS EMILY M

Primary Owner Address:

3924 LAZY RIVER RANCH RD
ROANOKE, TX 76262

Deed Date: 3/29/2019

Deed Volume:

Deed Page:

Instrument: [D219065880](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICHARD KATRINA;PRICHARD ROBERT	11/30/2010	D210296412	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	7/16/2010	D210173683	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	\$371,674	\$70,000	\$441,674	\$416,783
2023	\$356,637	\$70,000	\$426,637	\$378,894
2022	\$284,449	\$60,000	\$344,449	\$344,449
2021	\$258,431	\$60,000	\$318,431	\$318,431
2020	\$229,548	\$60,000	\$289,548	\$289,548

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.