

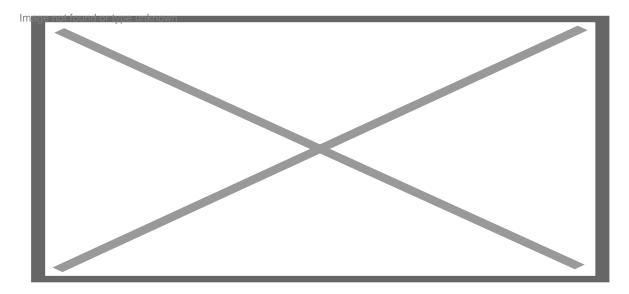
Tarrant Appraisal District Property Information | PDF Account Number: 42089369

Address: <u>3933 KENNEDY RANCH RD</u> City: FORT WORTH Georeference: 33463-6-27 Subdivision: RANCHES EAST ADDITION, THE

Neighborhood Code: 3K700G

Latitude: 32.983431843 Longitude: -97.277163132 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 27

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: 2016

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 Site Number: 800007361 Site Name: RANCHES EAST ADDITION, THE 6 27 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,562 Percent Complete: 100% Land Sqft^{*}: 5,663 Land Acres^{*}: 0.1300 Pool: N

+++ Rounded.

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

OWNER INFORMATION



Tarrant Appraisal District Property Information | PDF

BUBLY MARC

Primary Owner Address: 3933 KENNEDY RANCH RD ROANOKE, TX 76262

Deed Date: 7/1/2019 **Deed Volume: Deed Page:** Instrument: D219148326

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|-------------------|-------------|-----------|
| GREEN LAURA J;GREEN ZACHARY R | 2/25/2016 | <u>D216039764</u> | | |

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 | \$253,000 | \$65,000 | \$318,000 | \$318,000 |
| 2023 | \$251,000 | \$65,000 | \$316,000 | \$300,785 |
| 2022 | \$223,440 | \$50,001 | \$273,441 | \$273,441 |
| 2021 | \$169,372 | \$50,000 | \$219,372 | \$219,372 |
| 2020 | \$169,800 | \$50,000 | \$219,800 | \$219,800 |

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.