

Account Number: 42819561



Address: 3812 SHIVER RD City: FORT WORTH Georeference: 817H-21-7

**Subdivision: ARCADIA PARK ADDITION** 

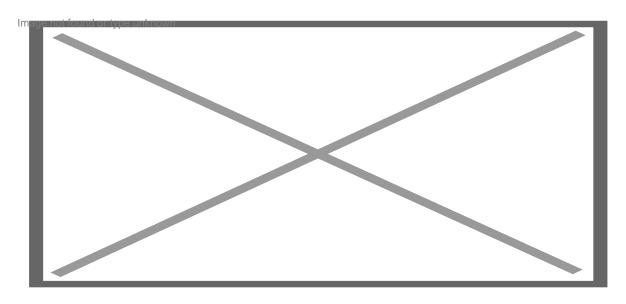
Neighborhood Code: 3K500K

Latitude: 32.902889957 Longitude: -97.3021109997

**TAD Map:** 

MAPSCO: TAR-035D





This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION Block 21 Lot 7 50% UNDIVIDED INTEREST

Jurisdictions:

CITY OF FORT WORTH (026)
Site Number: 40026965
TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY Pites Plass: (224) Residential - Single Family

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) Approximate Size\*\*\*: 3,088
State Code: A Percent Complete: 100%

Year Built: 2002 Land Sqft\*: 6,534
Personal Property Accentate \*\* 0.1500

Agent: None Pool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

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



## **OWNER INFORMATION**

Current Owner:
DAWOOD MATIN MUNIR
Primary Owner Address:

3812 SHIVER RD

FORT WORTH, TX 76244

**Deed Date: 7/31/2021** 

Deed Volume: Deed Page:

Instrument: D221167538

## **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	\$184,163	\$35,000	\$219,163	\$209,180
2023	\$182,243	\$35,000	\$217,243	\$190,164
2022	\$145,376	\$27,500	\$172,876	\$172,876
2021	\$133,708	\$27,500	\$161,208	\$155,327
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.