



LOCATION

Address: [3604 ROYAL CREST DR](#)
City: FORT WORTH
Georeference: 36680-2-2
Subdivision: ROYAL CREST ADDITION
Neighborhood Code: 1E010B

Latitude: 32.6396420224
Longitude: -97.2673621967
TAD Map: 2066-352
MAPSCO: TAR-106H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROYAL CREST ADDITION Block
2 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1971

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02568314

Site Name: ROYAL CREST ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,702

Percent Complete: 100%

Land Sqft^{*}: 6,514

Land Acres^{*}: 0.1495

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:

GAINES PHYLLIS

Primary Owner Address:

4212 BRADLEY LN
ARLINGTON, TX 76017-4119

Deed Date: 11/26/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207427790](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LASALLE BANK NATIONAL ASSOC	9/4/2007	D207322512	0000000	0000000
HALL BONITA;HALL JAMES	4/19/2005	D205119888	0000000	0000000
BROWNLEE BENNY;BROWNLEE YOLANDA	4/30/2003	00166610000056	0016661	0000056
SHELBY HOMES INC	5/7/2002	00157350000136	0015735	0000136
DURAN LUZ E GARCIA;DURAN RAFAEL	3/2/1995	00118950001512	0011895	0001512
SEC OF HUD	4/6/1994	00115700001056	0011570	0001056
SEC OF HUD	4/5/1994	00115700001056	0011570	0001056
SAIN MANDY M;SAIN SAMMY J	7/31/1991	00103410002386	0010341	0002386
BORDWLK LND DEV INC & VIVICON	3/4/1991	00102100000903	0010210	0000903
FORD JULIE;FORD KEITH	12/21/1987	00091600000381	0009160	0000381
ROSATO BETTY;ROSATO DANNY A	12/31/1986	00087940000274	0008794	0000274
FORD KEITH H	12/31/1900	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	\$133,594	\$39,084	\$172,678	\$172,678
2023	\$131,122	\$30,000	\$161,122	\$161,122
2022	\$117,423	\$10,000	\$127,423	\$127,423
2021	\$116,355	\$10,000	\$126,355	\$126,355
2020	\$119,000	\$10,000	\$129,000	\$129,000

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.