



## LOCATION

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**Address:** [3720 ROYAL CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 36680-2-13  
**Subdivision:** ROYAL CREST ADDITION  
**Neighborhood Code:** 1E010B

**Latitude:** 32.6396364981  
**Longitude:** -97.265216466  
**TAD Map:** 2072-352  
**MAPSCO:** TAR-106H



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** ROYAL CREST ADDITION Block  
2 Lot 13

**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:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02568446  
**Site Name:** ROYAL CREST ADDITION-2-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,730  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,915  
**Land Acres<sup>\*</sup>:** 0.1587  
**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

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**Current Owner:**

NEW RESIDENTIAL BORROWER 2022-SFR2 LLC

**Primary Owner Address:**

2350 POINTE PKWY SUITE 250  
CARMEL, IN 46032

**Deed Date:** 8/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222206781](#)

| Previous Owners                      | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------------------|-------------|-----------|
| CROWNE PROPERTY ACQUISITIONS LLC     | 2/8/2022   | <a href="#">D222037025</a> |             |           |
| CENTENO CECILIA R;ZAMBRANO EDUARDO C | 9/16/2015  | <a href="#">D215213559</a> |             |           |
| SALINAS JOANNA                       | 4/30/2013  | <a href="#">D213121976</a> | 0000000     | 0000000   |
| SALINAS JOANNA;SALINAS SAL           | 4/25/2013  | <a href="#">D213106077</a> | 0000000     | 0000000   |
| LENDING GROUP LLC THE                | 8/1/2011   | <a href="#">D211184116</a> | 0000000     | 0000000   |
| FORBES TA-TANISHA                    | 1/21/2010  | <a href="#">D210031906</a> | 0000000     | 0000000   |
| SALINAS JOANNA L                     | 7/26/2007  | <a href="#">D207265289</a> | 0000000     | 0000000   |
| HOMETEX AFW LLC                      | 5/17/2007  | <a href="#">D207178029</a> | 0000000     | 0000000   |
| BITAR ADEL K                         | 10/4/2005  | <a href="#">D205304334</a> | 0000000     | 0000000   |
| THOMAS MICHAEL V                     | 2/2/2005   | <a href="#">D205339427</a> | 0000000     | 0000000   |
| THOMAS MICHAEL V                     | 2/3/2000   | 00142130000046             | 0014213     | 0000046   |
| BITAR ADEL K                         | 9/6/1996   | 00125140001212             | 0012514     | 0001212   |
| EASON DARRYL;EASON VICKIE            | 4/18/1986  | 00085210000731             | 0008521     | 0000731   |
| BITAR A K                            | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$232,703          | \$41,490    | \$274,193    | \$274,193                    |
| 2023 | \$225,488          | \$30,000    | \$255,488    | \$255,488                    |
| 2022 | \$199,413          | \$10,000    | \$209,413    | \$121,072                    |
| 2021 | \$100,065          | \$10,000    | \$110,065    | \$110,065                    |
| 2020 | \$110,000          | \$10,000    | \$120,000    | \$101,586                    |



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

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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.