



**Address:** [3113 CADDO TR](#)  
**City:** LAKE WORTH  
**Georeference:** 21080-31-12  
**Subdivision:** INDIAN OAKS SUBDIVISION  
**Neighborhood Code:** 2N060A

**Latitude:** 32.802539175  
**Longitude:** -97.4419268768  
**TAD Map:** 2012-412  
**MAPSCO:** TAR-060A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** INDIAN OAKS SUBDIVISION  
Block 31 Lot 12

**Jurisdictions:**

CITY OF LAKE WORTH (016)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LAKE WORTH ISD (910)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01422669

**Site Name:** INDIAN OAKS SUBDIVISION-31-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 896

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,200

**Land Acres<sup>\*</sup>:** 0.4178

**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

**Current Owner:**

JMG RENTALS LLC

**Primary Owner Address:**

801 KINGS GATE RD  
WEATHERFORD, TX 76087

**Deed Date:** 2/1/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218024332](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAF KENNETH	7/10/2015	<a href="#">D215155108</a>		
ESCOBEDO DANIEL H	10/15/2002	00160730000002	0016073	0000002
BENINATI CHRISTINA;BENINATI DAVID	7/16/2002	00158590000317	0015859	0000317
ADAMS DEBRA ANN	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	\$90,942	\$43,200	\$134,142	\$134,142
2024	\$104,356	\$43,200	\$147,556	\$147,556
2023	\$101,800	\$43,200	\$145,000	\$145,000
2022	\$95,348	\$43,134	\$138,482	\$138,482
2021	\$88,000	\$25,000	\$113,000	\$113,000
2020	\$75,000	\$25,000	\$100,000	\$100,000

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.