



Address: [1625 LAKESIDE DR N](#)
City: FORT WORTH
Georeference: 39560-22-1
Subdivision: SOUTH SEMINARY ADDITION
Neighborhood Code: 4S360M

Latitude: 32.6162732463
Longitude: -97.3443361705
TAD Map: 2048-344
MAPSCO: TAR-104U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH SEMINARY ADDITION
Block 22 Lot 1

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: C1
Year Built: 0
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02890453
Site Name: SOUTH SEMINARY ADDITION-22-1
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 11,460
Land Acres^{*}: 0.2630
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:
SAMMAN HASAN
Primary Owner Address:
PO BOX 11594
FORT WORTH, TX 76110

Deed Date: 5/2/2023
Deed Volume:
Deed Page:
Instrument: [D223075134](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRITT TANA	8/30/2006	D206272494	0000000	0000000
SAMMAN HASAN A	1/29/2002	00154430000083	0015443	0000083
SAMMAN ABDUL	5/26/1992	00106750000598	0010675	0000598
CORTEZ JOE B R K;CORTEZ R C	11/1/1989	00097590000343	0009759	0000343
B & C PARTNERSHIP	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	\$16,500	\$16,500	\$16,500
2024	\$0	\$16,500	\$16,500	\$16,500
2023	\$0	\$20,000	\$20,000	\$20,000
2022	\$0	\$20,000	\$20,000	\$20,000
2021	\$0	\$20,000	\$20,000	\$20,000
2020	\$0	\$20,000	\$20,000	\$20,000

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.