



**Address:** [11216 ROUND LN E](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44456-7-20  
**Subdivision:** VAN ZANDT FARMS-FOSSIL CREEK  
**Neighborhood Code:** 2N300H

**Latitude:** 32.9323540048  
**Longitude:** -97.3779525437  
**TAD Map:** 2036-460  
**MAPSCO:** TAR-019M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VAN ZANDT FARMS-FOSSIL CREEK Block 7 Lot 20

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (0088)N

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

**Site Number:** 07784228

**Site Name:** VAN ZANDT FARMS-FOSSIL CREEK-7-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,156

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 48,787

**Land Acres<sup>\*</sup>:** 1.1199

<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:**

GUILLO GUISEPPI

GUILLO RACHEL

**Primary Owner Address:**

4028 BEDINGTON LN

KELLER, TX 76244

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

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218002719](#)

| Previous Owners               | Date      | Instrument     | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------|-------------|-----------|
| SHATT BRIAN L;SHATT STEPHANIE | 5/23/2003 | 00167500000109 | 0016750     | 0000109   |
| SANDLIN HOMES INC             | 1/7/2003  | 00163520000138 | 0016352     | 0000138   |
| VAN ZANDT PARTNERS LTD        | 1/1/2001  | 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 | \$372,484          | \$135,907   | \$508,391    | \$508,391                    |
| 2024 | \$481,477          | \$135,907   | \$617,384    | \$617,384                    |
| 2023 | \$567,000          | \$85,000    | \$652,000    | \$578,412                    |
| 2022 | \$497,758          | \$85,000    | \$582,758    | \$525,829                    |
| 2021 | \$393,026          | \$85,000    | \$478,026    | \$478,026                    |
| 2020 | \$353,039          | \$85,000    | \$438,039    | \$438,039                    |

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

- 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.