



**Address:** [3716 COOK CT](#)  
**City:** FORT WORTH  
**Georeference:** 44731B-B-19  
**Subdivision:** VISTA GREENS  
**Neighborhood Code:** 3K600F

**Latitude:** 32.9650336559  
**Longitude:** -97.2797713109  
**TAD Map:** 2066-472  
**MAPSCO:** TAR-008X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VISTA GREENS Block B Lot 19

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40155137

**Site Name:** VISTA GREENS-B-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,339

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

LONGORIA JUAN A JR

**Primary Owner Address:**

3716 COOK CT  
KELLER, TX 76244-8158

**Deed Date:** 6/28/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204207443](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/6/2004	<a href="#">D204103521</a>	0000000	0000000
G & G DEVELOPMENT LTD	1/1/2002	0000000000000000	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	\$302,153	\$60,000	\$362,153	\$362,153
2024	\$302,153	\$60,000	\$362,153	\$362,153
2023	\$338,562	\$60,000	\$398,562	\$339,863
2022	\$283,501	\$45,000	\$328,501	\$308,966
2021	\$235,878	\$45,000	\$280,878	\$280,878
2020	\$226,690	\$45,000	\$271,690	\$257,038

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.