



Address: [3516 LAKE HILL LN](#)
City: FORT WORTH
Georeference: 23312-4-3
Subdivision: LAKEVIEW NORTH ADDITION
Neighborhood Code: 3T010H

Latitude: 32.8111207778
Longitude: -97.1432704275
TAD Map: 2108-416
MAPSCO: TAR-054W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKEVIEW NORTH ADDITION
Block 4 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40242439

Site Name: LAKEVIEW NORTH ADDITION-4-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++ : 1,583

Percent Complete: 100%

Land Sqft* : 5,980

Land Acres* : 0.1372

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:

RUTTIVUT TRITAWAN

Primary Owner Address:

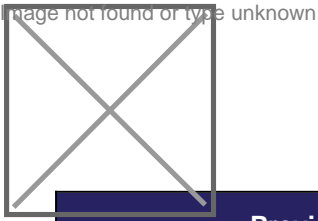
12833 PARKERSBURG DR
FORT WORTH, TX 76244

Deed Date: 6/4/2021

Deed Volume:

Deed Page:

Instrument: [D221302580](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOONME VICHAPONG;RUTTIVUT TRITAWAN	5/26/2020	D220118056		
BOONME VICHAPONG	3/27/2020	D220073113		
GILPIN GREGORY;GILPIN TERESA	2/17/2004	D204062435	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	000000000000000	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	\$241,095	\$80,000	\$321,095	\$321,095
2024	\$241,095	\$80,000	\$321,095	\$321,095
2023	\$259,148	\$50,000	\$309,148	\$309,148
2022	\$207,188	\$50,000	\$257,188	\$257,188
2021	\$164,957	\$50,000	\$214,957	\$214,957
2020	\$165,736	\$50,000	\$215,736	\$215,736

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.