



Address: [13224 VISTA GLEN LN](#)
City: FORT WORTH
Georeference: 43782-1-7
Subdivision: TRINITY GLEN ADDITION
Neighborhood Code: 3T030L

Latitude: 32.8213722146
Longitude: -97.0805323965
TAD Map: 2126-420
MAPSCO: TAR-055V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY GLEN ADDITION Block
1 Lot 7

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40330141

Site Name: TRINITY GLEN ADDITION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,199

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

LAMICHHANE SUNITA
DHAKAL BHUWAN

Primary Owner Address:

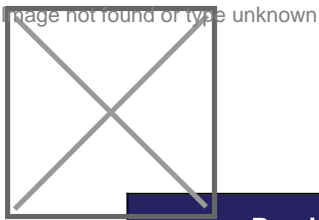
13224 VISTA GLEN LN
EULESS, TX 76040-7273

Deed Date: 8/12/2020

Deed Volume:

Deed Page:

Instrument: [D220197886](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAH AMI K;SHAH KEYUR K	6/18/2019	40330141		
SHAH KEYUR K;THAKKAR AMISHI	8/27/2004	D204277790	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2003	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 ⁺
2025	\$334,000	\$80,000	\$414,000	\$414,000
2024	\$360,000	\$80,000	\$440,000	\$440,000
2023	\$393,400	\$40,000	\$433,400	\$411,400
2022	\$393,829	\$40,000	\$433,829	\$374,000
2021	\$300,000	\$40,000	\$340,000	\$340,000
2020	\$310,206	\$40,000	\$350,206	\$350,206

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.