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Address: [13316 VISTA GLEN LN](#)
City: FORT WORTH
Georeference: 43782-2-21
Subdivision: TRINITY GLEN ADDITION
Neighborhood Code: 3T030L

Latitude: 32.8204342969
Longitude: -97.0788500815
TAD Map: 2126-416
MAPSCO: TAR-055V



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

PROPERTY DATA

Legal Description: TRINITY GLEN ADDITION Block
2 Lot 21

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

Notice Sent Date: 5/1/2025

Notice Value: \$402,806

Protest Deadline Date: 5/24/2024

Site Number: 40330591

Site Name: TRINITY GLEN ADDITION-2-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,110

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

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:

NGUYEN ALICA H
TROUNG HAI N

Primary Owner Address:

13316 VISTA GLEN LN
EULESS, TX 76040

Deed Date: 11/22/2023

Deed Volume:

Deed Page:

Instrument: [D223211476](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUONG ALICA H N;TRUONG HAI N	7/29/2004	D204241757	0000000	0000000
PULTE HOMES OF 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	\$322,806	\$80,000	\$402,806	\$399,819
2024	\$322,806	\$80,000	\$402,806	\$363,472
2023	\$324,346	\$40,000	\$364,346	\$330,429
2022	\$296,405	\$40,000	\$336,405	\$300,390
2021	\$233,082	\$40,000	\$273,082	\$273,082
2020	\$234,178	\$40,000	\$274,178	\$274,178

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.