



**Address:** [13341 VISTA GLEN LN](#)  
**City:** FORT WORTH  
**Georeference:** 43782-4-12  
**Subdivision:** TRINITY GLEN ADDITION  
**Neighborhood Code:** 3T030L

**Latitude:** 32.821034112  
**Longitude:** -97.0780413623  
**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  
4 Lot 12

**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:** \$505,101

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

**Site Number:** 40331113

**Site Name:** TRINITY GLEN ADDITION-4-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,161

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

SYED FARRUKH M  
SYED LUBNA

**Primary Owner Address:**

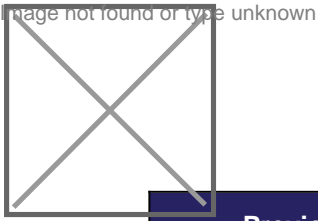
13341 VISTA GLEN LN  
EULESS, TX 76040-7276

**Deed Date:** 5/8/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217104510](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHADKA PRABINA	11/17/2004	<a href="#">D204373941</a>	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 <sup>+</sup>
2025	\$425,101	\$80,000	\$505,101	\$431,910
2024	\$425,101	\$80,000	\$505,101	\$392,645
2023	\$427,129	\$40,000	\$467,129	\$356,950
2022	\$389,962	\$40,000	\$429,962	\$324,500
2021	\$255,000	\$40,000	\$295,000	\$295,000
2020	\$255,000	\$40,000	\$295,000	\$295,000

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.