



**Address:** [3724 COOK CT](#)  
**City:** FORT WORTH  
**Georeference:** 44731B-B-21  
**Subdivision:** VISTA GREENS  
**Neighborhood Code:** 3K600F

**Latitude:** 32.9650302897  
**Longitude:** -97.2794516939  
**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 21

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40496015

**Site Name:** VISTA GREENS-B-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,085

**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:**

LEE GEORGE  
LEE YA-LING

**Primary Owner Address:**

3724 COOK CT  
FORT WORTH, TX 76244

**Deed Date:** 12/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221366921](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MRASEK MICHAEL J;MRASEK TRACY A	8/13/2018	<a href="#">D218181262</a>		
FARNHAM DAVID W	12/30/2005	<a href="#">D206011705</a>	0000000	0000000
CHOICE HOMES INC	7/18/2005	<a href="#">D205208135</a>	0000000	0000000
G & G DEVELOPMENT LTD	1/1/2004	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	\$291,109	\$60,000	\$351,109	\$351,109
2024	\$291,109	\$60,000	\$351,109	\$351,109
2023	\$326,168	\$60,000	\$386,168	\$386,168
2022	\$273,136	\$45,000	\$318,136	\$318,136
2021	\$205,173	\$45,000	\$250,173	\$250,173
2020	\$154,000	\$45,000	\$199,000	\$199,000

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

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.