



Address: [11216 BEECHGROVE CT](#)
City: FORT WORTH
Georeference: 31741H-28-35
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.5931879569
Longitude: -97.3248661444
TAD Map: 2054-336
MAPSCO: TAR-119A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKS OF DEER CREEK
ADDITION Block 28 Lot 35

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 40947564
Site Name: PARKS OF DEER CREEK ADDITION-28-35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,854
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1721
Pool: N

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$299,958

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TRAN NGUYET ANH
PHAN TUAN AHN

Primary Owner Address:
11216 BEECHGROVE CT
FORT WORTH, TX 76140

Deed Date: 1/30/2025
Deed Volume:
Deed Page:
Instrument: [D225016793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURCHASING FUND 2023-1 LLC	11/25/2024	D224212394		
GARZA DAVID A;GARZA MELISSA	9/21/2015	D215214928		
ANTARES ACQUISITION LLC	4/24/2015	D215085673		
MORITZ FAMILY INTERESTS LTD	10/28/2008	D208414821	0000000	0000000
FORESTAR (USA) REAL ESTATE GROUP INC	4/24/2006	000000000000000	0000000	0000000
LUMBERMENS INVESTMENT CORP	1/1/2005	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	\$239,958	\$60,000	\$299,958	\$299,958
2024	\$239,958	\$60,000	\$299,958	\$274,925
2023	\$270,021	\$40,000	\$310,021	\$249,932
2022	\$208,158	\$40,000	\$248,158	\$227,211
2021	\$174,344	\$40,000	\$214,344	\$206,555
2020	\$187,777	\$0	\$187,777	\$187,777

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.