



**Address:** [18 TRINITY OAKS RD](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 46455-1-22R  
**Subdivision:** WESTWORTH PARK ADDITION  
**Neighborhood Code:** 4C400D

**Latitude:** 32.7580701952  
**Longitude:** -97.4181547649  
**TAD Map:** 2024-396  
**MAPSCO:** TAR-060Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WESTWORTH PARK ADDITION  
Block 1 Lot 22R

**Jurisdictions:**  
WESTWORTH VILLAGE (032)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2019  
**Personal Property Account:** N/A  
**Agent:** WILLIAM PORTWOOD (01111)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41361555  
**Site Name:** WESTWORTH PARK ADDITION-1-22R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,843  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,644  
**Land Acres<sup>\*</sup>:** 0.2213  
**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:**  
LOVERIN DENNIS R  
LOVERIN SUSAN P  
**Primary Owner Address:**  
18 TRINITY OAKS RD  
WESTWORTH VILLAGE, TX 76114

**Deed Date:** 3/15/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212069462](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEVLIN PHILIP;DEVLIN TINA DEVLIN	1/1/2007	<a href="#">D208458154</a>	0000000	0000000



## VALUES

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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	\$641,646	\$255,000	\$896,646	\$896,646
2024	\$750,419	\$255,000	\$1,005,419	\$1,005,419
2023	\$1,617,932	\$255,000	\$1,872,932	\$1,431,887
2022	\$1,307,097	\$255,000	\$1,562,097	\$1,301,715
2021	\$928,377	\$255,000	\$1,183,377	\$1,183,377
2020	\$407,157	\$255,000	\$662,157	\$662,157

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

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- 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.