



**Address:** [2956 OLD SQUALL DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-25-2  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8022725517  
**Longitude:** -97.1957777022  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-066C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS  
ADDITION Block 25 Lot 2

**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)

**Site Number:** 41583752

**Site Name:** LAKES OF RIVER TRAILS ADDITION-25-2

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,392

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 8,928

**Land Acres** <sup>\*</sup>: 0.2049

**Pool:** N

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$498,093

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

<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:**

ROSALES LANA G

ROSALES LEO A

**Primary Owner Address:**

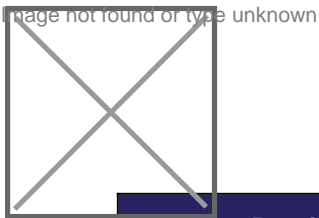
2956 OLD SQUALL DR  
FORT WORTH, TX 76118-7619

**Deed Date:** 10/28/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213279767](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	5/9/2013	<a href="#">D213121118</a>	0000000	0000000
TARRANT ACQUISITION LTD	2/24/2012	<a href="#">D212047760</a>	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2012	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	\$388,093	\$110,000	\$498,093	\$498,093
2024	\$388,093	\$110,000	\$498,093	\$453,822
2023	\$397,966	\$75,000	\$472,966	\$412,565
2022	\$308,683	\$75,000	\$383,683	\$375,059
2021	\$265,963	\$75,000	\$340,963	\$340,963
2020	\$242,023	\$75,000	\$317,023	\$317,023

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.