



Address: [2944 OLD SQUALL DR](#)
City: FORT WORTH
Georeference: 23264H-25-5
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.8017307262
Longitude: -97.1957574536
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 5

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: 2012

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 41583787

Site Name: LAKES OF RIVER TRAILS ADDITION-25-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,477

Percent Complete: 100%

Land Sqft ^{*}: 6,600

Land Acres ^{*}: 0.1515

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:

COON LAUREN JACQUELINE

Primary Owner Address:

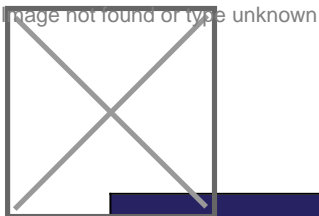
2944 OLD SQUALL DR
FORT WORTH, TX 76118-7619

Deed Date: 8/3/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213205135](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	12/31/2012	D212319344	0000000	0000000
TARRANT ACQUISITION LTD	5/7/2012	D212116708	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 ⁺
2025	\$265,950	\$110,000	\$375,950	\$375,950
2024	\$336,602	\$110,000	\$446,602	\$446,602
2023	\$373,169	\$75,000	\$448,169	\$416,273
2022	\$312,815	\$75,000	\$387,815	\$378,430
2021	\$269,027	\$75,000	\$344,027	\$344,027
2020	\$244,922	\$75,000	\$319,922	\$319,922

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.