



**Address:** [2936 OLD SQUALL DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-25-7  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8013974807  
**Longitude:** -97.1957441983  
**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 7

**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:** 41583809

**Site Name:** LAKES OF RIVER TRAILS ADDITION-25-7

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,926

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,600

**Land Acres** <sup>\*</sup>: 0.1515

**Pool:** N

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$578,123

**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:**

BRENNAN MICHAEL  
BRENNAN KATHERINE

**Primary Owner Address:**

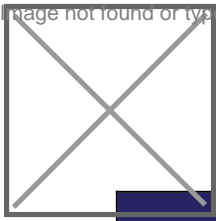
2936 OLD SQUALL DR  
FORT WORTH, TX 76118

**Deed Date:** 6/11/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215125250](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	1/5/2015	<a href="#">D215005563</a>		
TARRANT ACQUISITION LTD	6/25/2012	<a href="#">D212155469</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	\$468,123	\$110,000	\$578,123	\$573,982
2024	\$468,123	\$110,000	\$578,123	\$521,802
2023	\$479,182	\$75,000	\$554,182	\$474,365
2022	\$369,638	\$75,000	\$444,638	\$431,241
2021	\$317,037	\$75,000	\$392,037	\$392,037
2020	\$284,045	\$75,000	\$359,045	\$359,045

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.