



**Address:** [2300 LOHANI LN](#)  
**City:** FORT WORTH  
**Georeference:** 31821-29-1  
**Subdivision:** PARR TRUST  
**Neighborhood Code:** 3K900E

**Latitude:** 32.8787753873  
**Longitude:** -97.3278567559  
**TAD Map:** 2048-436  
**MAPSCO:** TAR-035N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARR TRUST Block 29 Lot 1

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$447,303

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

**Site Number:** 41620658  
**Site Name:** PARR TRUST-29-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,809  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,354  
**Land Acres<sup>\*</sup>:** 0.1688  
**Pool:** N

<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:**

BAUTISTA VIOLETA  
BAUTISTA VALENT

**Primary Owner Address:**  
2300 LOHANI LN  
FORT WORTH, TX 76131

**Deed Date:** 7/11/2014  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D214148048](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	1/1/2012	0000000000000000	00000000	00000000



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	\$387,303	\$60,000	\$447,303	\$447,303
2024	\$387,303	\$60,000	\$447,303	\$427,815
2023	\$387,700	\$60,000	\$447,700	\$388,923
2022	\$305,670	\$60,000	\$365,670	\$353,566
2021	\$265,658	\$60,000	\$325,658	\$321,424
2020	\$232,204	\$60,000	\$292,204	\$292,204

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.