



Address: [1732 CAPULIN RD](#)
City: FORT WORTH
Georeference: 31821-74-2
Subdivision: PARR TRUST
Neighborhood Code: 2N100N

Latitude: 32.8684461978
Longitude: -97.3380406928
TAD Map: 2048-436
MAPSCO: TAR-034V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARR TRUST Block 74 Lot 2

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$348,929

Protest Deadline Date: 5/24/2024

Site Number: 41638255
Site Name: PARR TRUST-74-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,821
Percent Complete: 100%
Land Sqft^{*}: 5,498
Land Acres^{*}: 0.1262
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:

GIBSON CHRISTOPHER L

Primary Owner Address:

1732 CAPULIN RD
FORT WORTH, TX 76131-1299

Deed Date: 4/29/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214087160](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2013	0000000000000000	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	\$273,929	\$75,000	\$348,929	\$348,929
2024	\$273,929	\$75,000	\$348,929	\$323,158
2023	\$301,595	\$60,000	\$361,595	\$293,780
2022	\$210,000	\$60,000	\$270,000	\$267,073
2021	\$190,684	\$60,000	\$250,684	\$242,794
2020	\$160,722	\$60,000	\$220,722	\$220,722

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.