



Address: [1816 CAPULIN RD](#)
City: FORT WORTH
Georeference: 31821-74-11
Subdivision: PARR TRUST
Neighborhood Code: 2N100N

Latitude: 32.8677478676
Longitude: -97.3371627288
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 11

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

Protest Deadline Date: 7/12/2024

Site Number: 41638360

Site Name: PARR TRUST Block 74 Lot 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,609

Percent Complete: 100%

Land Sqft^{*}: 5,973

Land Acres^{*}: 0.1371

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:

VALENCIA ROMEO MARTIN

Primary Owner Address:

1816 CAPULIN RD
FORT WORTH, TX 76131

Deed Date: 11/28/2023

Deed Volume:

Deed Page:

Instrument: [D223217657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALENCIA ROMEO MARTIN	8/1/2023	D223027892		
VALENCIA ROMEO MARTIN;VALENCIA ROMEO SALVIO II	2/10/2023	D223027892		
VALENCIA ROMEO MARTIN	5/28/2021	D221157668		
DAHAL GOPAL	4/7/2014	D214069936	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2013	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	\$326,530	\$75,000	\$401,530	\$401,530
2024	\$328,030	\$75,000	\$403,030	\$403,030
2023	\$361,430	\$60,000	\$421,430	\$379,375
2022	\$284,886	\$60,000	\$344,886	\$344,886
2021	\$247,550	\$60,000	\$307,550	\$307,550
2020	\$216,330	\$60,000	\$276,330	\$276,330

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.