



**Address:** [1832 CAPULIN RD](#)  
**City:** FORT WORTH  
**Georeference:** 31821-74-15  
**Subdivision:** PARR TRUST  
**Neighborhood Code:** 2N100N

**Latitude:** 32.8677409736  
**Longitude:** -97.3365104489  
**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 15

**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:** \$380,443

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

**Site Number:** 41638409

**Site Name:** PARR TRUST-74-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,355

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,971

**Land Acres<sup>\*</sup>:** 0.1370

**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:**

RINGEL JAMES R

RINGEL LINDA K

**Primary Owner Address:**

1832 CAPULIN RD

FORT WORTH, TX 76131

**Deed Date:** 3/21/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217064733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUENTELLO RAUL;BUENTELLO TABITHA	12/5/2013	<a href="#">D213310233</a>	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 <sup>+</sup>
2025	\$305,443	\$75,000	\$380,443	\$380,443
2024	\$305,443	\$75,000	\$380,443	\$366,821
2023	\$336,303	\$60,000	\$396,303	\$333,474
2022	\$243,158	\$60,000	\$303,158	\$303,158
2021	\$231,142	\$60,000	\$291,142	\$288,552
2020	\$202,320	\$60,000	\$262,320	\$262,320

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.