



Address: [1836 CAPULIN RD](#)
City: FORT WORTH
Georeference: 31821-74-16
Subdivision: PARR TRUST
Neighborhood Code: 2N100N

Latitude: 32.8677391831
Longitude: -97.3363471827
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 16

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: 5/24/2024

Site Number: 41638417
Site Name: PARR TRUST-74-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,744
Percent Complete: 100%
Land Sqft^{*}: 5,964
Land Acres^{*}: 0.1369
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:

TRUONG DUNG TRUNG

Primary Owner Address:

1836 CAPULIN RD
FORT WORTH, TX 76131

Deed Date: 9/25/2018
Deed Volume:
Deed Page:
Instrument: [D218214578](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARAVIE BENJAMIN;LARAVIE SHEA	9/21/2016	D216223952		
COILE JARED	11/19/2013	D213298752	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2013	00000000000000	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	\$260,221	\$75,000	\$335,221	\$335,221
2024	\$260,221	\$75,000	\$335,221	\$335,221
2023	\$286,354	\$60,000	\$346,354	\$346,354
2022	\$226,522	\$60,000	\$286,522	\$286,522
2021	\$197,346	\$60,000	\$257,346	\$257,346
2020	\$172,954	\$60,000	\$232,954	\$232,954

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

There are no exemptions for this property

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.