



Address: [1700 CAPULIN RD](#)
City: FORT WORTH
Georeference: 31821-67-34
Subdivision: PARR TRUST
Neighborhood Code: 2N100N

Latitude: 32.869664685
Longitude: -97.3380338201
TAD Map:
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 67 Lot 34
PER PLAT D214060711

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$451,375

Protest Deadline Date: 5/24/2024

Site Number: 141725115

Site Name: PARR TRUST Block 67 Lot 34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,796

Percent Complete: 100%

Land Sqft^{*}: 11,126

Land Acres^{*}: 0.2550

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:

SHEPHERD ANTONIO D
SHEPHERD MARION R

Primary Owner Address:

1700 CAPULIN RD
FORT WORTH, TX 76131

Deed Date: 6/5/2015

Deed Volume:

Deed Page:

Instrument: [D215120991](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2014	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	\$357,625	\$93,750	\$451,375	\$451,375
2024	\$357,625	\$93,750	\$451,375	\$424,988
2023	\$393,204	\$75,000	\$468,204	\$386,353
2022	\$309,404	\$75,000	\$384,404	\$351,230
2021	\$251,601	\$75,000	\$326,601	\$319,300
2020	\$215,273	\$75,000	\$290,273	\$290,273

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.