



**Address:** [2321 SIMMENTAL RD](#)  
**City:** FORT WORTH  
**Georeference:** 31821-16-20  
**Subdivision:** PARR TRUST  
**Neighborhood Code:** 3K900D

**Latitude:** 32.8841754572  
**Longitude:** -97.3272428428  
**TAD Map:** 2048-436  
**MAPSCO:** TAR-035J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARR TRUST Block 16 Lot 20

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800009707  
**Site Name:** PARR TRUST 16 20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,935  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,662  
**Land Acres<sup>\*</sup>:** 0.1300  
**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:**  
NGUYEN HUNG

**Primary Owner Address:**  
12484 PALMER DR  
FORT WORTH, TX 76179

**Deed Date:** 5/12/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222123552](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN PHUONG T	11/9/2016	<a href="#">D216265738</a>		

## 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	\$293,254	\$60,000	\$353,254	\$353,254
2024	\$293,254	\$60,000	\$353,254	\$353,254
2023	\$310,760	\$60,000	\$370,760	\$370,760
2022	\$265,623	\$60,000	\$325,623	\$256,300
2021	\$173,000	\$60,000	\$233,000	\$233,000
2020	\$173,000	\$60,000	\$233,000	\$233,000

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.