



Address: [2441 SIMMENTAL RD](#)
City: FORT WORTH
Georeference: 31821-17-12
Subdivision: PARR TRUST
Neighborhood Code: 3K900D

Latitude: 32.8841866778
Longitude: -97.3250769549
TAD Map: 2048-440
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 17 Lot 12

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

Notice Sent Date: 4/15/2025

Notice Value: \$366,404

Protest Deadline Date: 5/24/2024

Site Number: 800019135

Site Name: PARR TRUST 17 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,136

Percent Complete: 100%

Land Sqft^{*}: 6,229

Land Acres^{*}: 0.1430

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:

DAWAR ADRIANA MARICELA

DAWAR AJMAL

Primary Owner Address:

2441 SIMMENTAL RD
FORT WORTH, TX 76131

Deed Date: 4/25/2022

Deed Volume:

Deed Page:

Instrument: [D222110733](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA ADRIANA M	11/7/2019	D219258049		
OWENS CORNELIS B	3/10/2017	D217056277		

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	\$306,404	\$60,000	\$366,404	\$366,404
2024	\$306,404	\$60,000	\$366,404	\$361,150
2023	\$324,698	\$60,000	\$384,698	\$328,318
2022	\$277,528	\$60,000	\$337,528	\$298,471
2021	\$211,337	\$60,000	\$271,337	\$271,337
2020	\$190,693	\$60,000	\$250,693	\$250,693

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.