



Address: [2345 BERNESE LN](#)
City: FORT WORTH
Georeference: 31821-38-16
Subdivision: PARR TRUST
Neighborhood Code: 3K900E

Latitude: 32.8736050986
Longitude: -97.3259518109
TAD Map: 2048-436
MAPSCO: TAR-035N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARR TRUST Block 38 Lot 16

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: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$318,000

Protest Deadline Date: 5/24/2024

Site Number: 800023391

Site Name: PARR TRUST 38 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,621

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1263

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:

YOUSUF SHAHNAWAZ

YOUSUF SALIMA

Primary Owner Address:

1205 DRAGON BANNER

THE COLONY, TX 75056

Deed Date: 5/6/2024

Deed Volume:

Deed Page:

Instrument: [D224079463](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROVER INVESTMENT LLC	2/21/2022	D222051437		
JISHKARIANI JABA;VALVERDE VIVIAN DENISE	9/4/2018	D218198153		

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	\$258,000	\$60,000	\$318,000	\$318,000
2024	\$258,000	\$60,000	\$318,000	\$318,000
2023	\$263,956	\$60,000	\$323,956	\$323,956
2022	\$208,698	\$60,000	\$268,698	\$265,076
2021	\$181,650	\$60,000	\$241,650	\$240,978
2020	\$159,071	\$60,000	\$219,071	\$219,071

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.