



**Address:** [612 BUZZARD LAKE TR](#)  
**City:** FORT WORTH  
**Georeference:** 43796T-B-4  
**Subdivision:** TRINITY OAKS  
**Neighborhood Code:** 1B200W

**Latitude:** 32.7709749971  
**Longitude:** -97.177917801  
**TAD Map:** 2096-400  
**MAPSCO:** TAR-067N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRINITY OAKS Block B Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 800026947

**Site Name:** TRINITY OAKS B 4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,762

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**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:**

ROATEN DAVID G

**Primary Owner Address:**

612 BUZZARD LAKE TRL  
FORT WORTH, TX 76120

**Deed Date:** 11/30/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218263450](#)

## 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	\$252,140	\$60,000	\$312,140	\$312,140
2024	\$252,140	\$60,000	\$312,140	\$312,140
2023	\$279,234	\$60,000	\$339,234	\$288,543
2022	\$254,148	\$40,000	\$294,148	\$262,312
2021	\$198,465	\$40,000	\$238,465	\$238,465
2020	\$198,465	\$40,000	\$238,465	\$238,465

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.