



**Address:** [612 GIN LAKE TR](#)  
**City:** FORT WORTH  
**Georeference:** 43796T-E-15  
**Subdivision:** TRINITY OAKS  
**Neighborhood Code:** 1B200W

**Latitude:** 32.7709113654  
**Longitude:** -97.1752916484  
**TAD Map:** 2096-400  
**MAPSCO:** TAR-067T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRINITY OAKS Block E Lot 15

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$341,503

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

**Site Number:** 800027036  
**Site Name:** TRINITY OAKS E 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,725  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**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:**

ACHARYA UTTAM PRASAD  
ACHARYA ARJAN  
ACHARYA LAXMI POUDEL

**Primary Owner Address:**

612 GIN LAKE TR  
FORT WORTH, TX 76120

**Deed Date:** 2/1/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219021781](#)

## 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	\$242,000	\$60,000	\$302,000	\$302,000
2024	\$281,503	\$60,000	\$341,503	\$314,321
2023	\$258,000	\$60,000	\$318,000	\$285,746
2022	\$246,913	\$40,000	\$286,913	\$259,769
2021	\$196,154	\$40,000	\$236,154	\$236,154
2020	\$196,646	\$40,000	\$236,646	\$236,646

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.