



Address: [3449 LAKE DISTRICT LN](#)
City: FORT WORTH
Georeference: 31256L-7-2B
Subdivision: OVERLOOK, THE - FORT WORTH
Neighborhood Code: A2F010F

Latitude: 32.8087677443
Longitude: -97.4323408749
TAD Map: 2018-412
MAPSCO: TAR-046X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERLOOK, THE - FORT WORTH Block 7 Lot 2B

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- LAKE WORTH ISD (910)

Site Number: 800063193
Site Name: OVERLOOK, THE - FORT WORTH Block 7 Lot 2B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,803
Percent Complete: 100%
Land Sqft^{*}: 2,614
Land Acres^{*}: 0.0600
Pool: N

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$332,021
Protest Deadline Date: 5/24/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CHILCOAT JAMES
Primary Owner Address:
3932 FLOYD DR
FORT WORTH, TX 76116

Deed Date: 9/18/2024
Deed Volume:
Deed Page:
Instrument: [D224167953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	12/21/2023	D223226088		



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	\$257,021	\$75,000	\$332,021	\$332,021
2024	\$0	\$52,500	\$52,500	\$52,500
2023	\$0	\$52,500	\$52,500	\$52,500
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.