

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42735651

Latitude: 32.8086945222

**TAD Map:** 2018-412 **MAPSCO:** TAR-046X

Longitude: -97.4323558019

Address: 3445 LAKE DISTRICT LN

City: FORT WORTH

Georeference: 31256L-7-3A

Subdivision: OVERLOOK, THE - FORT WORTH

Neighborhood Code: A2F010F

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

## **PROPERTY DATA**

Legal Description: OVERLOOK, THE - FORT

WORTH Block 7 Lot 3A

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800063188

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

Site Name: OVERLOOK, THE - FORT WORTH Block 7 Lot 3A

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

LAKE WORTH ISD (910)

State Code: A

Approximate Size<sup>+++</sup>: 1,590

Percent Complete: 100%

Year Built: 2024 Land Sqft\*: 2,614

Personal Property Account: N/A Land Acres\*: 0.0600

Agent: None Pool: N

Notice Sent Date: 4/15/2025 Notice Value: \$310.127

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

THOMPSON LATANYA COJUAN

**Primary Owner Address:** 3445 LAKE DISTRICT LN

FORT WORTH, TX 76135

Deed Date: 1/28/2025

Deed Volume:
Deed Page:

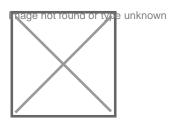
**Instrument:** D225014700

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

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$235,127	\$75,000	\$310,127	\$310,127
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.