



**Address:** [3425 LAKE DISTRICT LN](#)  
**City:** FORT WORTH  
**Georeference:** 31256L-7-5B  
**Subdivision:** OVERLOOK, THE - FORT WORTH  
**Neighborhood Code:** A2F010F

**Latitude:** 32.8083302151  
**Longitude:** -97.4324333813  
**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 5B

**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:** 800063194

**Site Name:** OVERLOOK, THE - FORT WORTH Block 7 Lot 5B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,580

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,614

**Land Acres<sup>\*</sup>:** 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:** \$309,230

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

<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:**

MOLINA RIVAS FAUSTO LUIS  
VALDEZ HIPOLITO PATRICIA

**Primary Owner Address:**

3425 LAKE DISTRICT LN  
FORT WORTH, TX 76135

**Deed Date:** 2/27/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225034790](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	12/21/2023	<a href="#">D223226088</a>		

### 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	\$213,000	\$75,000	\$288,000	\$276,000
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.