



Address: [11201 GUINNESS DR](#)
City: FORT WORTH
Georeference: 44563-3-12
Subdivision: VANN TRACT
Neighborhood Code: 2Z200L

Latitude: 32.932359754
Longitude: -97.365600486
TAD Map: 2036-460
MAPSCO: TAR-020J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VANN TRACT Block 3 Lot 12

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800061969
Site Name: VANN TRACT Block 3 Lot 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,990
Percent Complete: 100%
Land Sqft^{*}: 346,650,480
Land Acres^{*}: 7,958.0000
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:

TRAN TOMMY DINH
NGO TIEN THUY

Primary Owner Address:

11201 GUINNESS DR
FORT WORTH, TX 76052

Deed Date: 3/31/2022
Deed Volume:
Deed Page:
Instrument: [D222087976](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON-TEXAS LTD	10/29/2021	D221319265		

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	\$295,525	\$75,000	\$370,525	\$370,525
2024	\$295,525	\$75,000	\$370,525	\$370,525
2023	\$334,108	\$45,000	\$379,108	\$379,108
2022	\$53,425	\$45,000	\$98,425	\$98,425
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

- 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.