

Account Number: 42751576

Address: 11312 GUINNESS DR

City: FORT WORTH

Georeference: 44563-5-13 Subdivision: VANN TRACT Neighborhood Code: 2Z200L Latitude: 32.9338851908 Longitude: -97.3645260149 TAD Map: 2036-460

MAPSCO: TAR-020J



Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: VANN TRACT Block 5 Lot 13

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: 2022

Personal Property Account: N/A

Agent: REFUND ADVISORY CORP (00913)

Protest Deadline Date: 5/15/2025

+++ Rounded.

Site Number: 800061983

Site Name: VANN TRACT Block 5 Lot 13 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 2,844
Percent Complete: 100%
Land Sqft*: 261,360,000
Land Acres*: 6,000.0000

Pool: N

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

OWNER INFORMATION

Current Owner: Deed Date: 6/24/2022

LUZOLO HUGO MILANDU

Primary Owner Address:

11312 GUINNESS DR

Deed Volume:

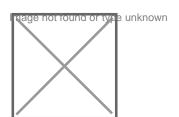
Deed Page:

FORT WORTH, TX 76052 Instrument: D222162495

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

VALUES

08-05-2025 Page 1



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$335,000	\$75,000	\$410,000	\$410,000
2024	\$335,000	\$75,000	\$410,000	\$410,000
2023	\$414,992	\$45,000	\$459,992	\$459,992
2022	\$0	\$31,500	\$31,500	\$31,500
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.

08-05-2025 Page 2

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