



**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



Google Map 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

**Site Number:** 800061983  
**Site Name:** VANN TRACT Block 5 Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,844  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 261,360,000  
**Land Acres<sup>\*</sup>:** 6,000.0000  
**Pool:** N

<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:**

LUZOLO HUGO MILANDU

**Primary Owner Address:**

11312 GUINNESS DR  
FORT WORTH, TX 76052

**Deed Date:** 6/24/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222162495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON-TEXAS LTD	10/29/2021	<a href="#">D221319265</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	\$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.

+ 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.