



Address: [3628 TWIN POND TR](#)
City: FORT WORTH
Georeference: 43802-1-2
Subdivision: TRINITY PARK
Neighborhood Code: 3T010M

Latitude: 32.8142866195
Longitude: -97.1204965546
TAD Map: 2114-416
MAPSCO: TAR-054V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY PARK Block 1 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$615,598

Protest Deadline Date: 5/24/2024

Site Number: 800063953

Site Name: TRINITY PARK Block 1 Lot 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,005

Percent Complete: 100%

Land Sqft^{*}: 5,400

Land Acres^{*}: 0.1240

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:

KHANAL NIKESH
KHANAL TRISHNA

Primary Owner Address:

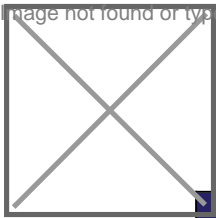
3628 TWIN POND TRL
EULESS, TX 76040

Deed Date: 3/18/2025

Deed Volume:

Deed Page:

Instrument: [D225045729](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHANAL RANJU	9/12/2023	D223164969		
BEAZER HOMES TEXAS LP	9/8/2021	D221262782		

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	\$495,598	\$120,000	\$615,598	\$615,598
2024	\$495,598	\$120,000	\$615,598	\$615,598
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

- 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.