



**Address:** [3612 TWIN POND TR](#)  
**City:** FORT WORTH  
**Georeference:** 43802-1-6  
**Subdivision:** TRINITY PARK  
**Neighborhood Code:** 3T010M

**Latitude:** 32.813716432  
**Longitude:** -97.1204971306  
**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 6

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800063951  
**Site Name:** TRINITY PARK Block 1 Lot 6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,438  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,940  
**Land Acres<sup>\*</sup>:** 0.1364  
**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:**

BHATTA PRAMOD R  
THAPA MADHU

**Primary Owner Address:**

3612 TWIN POND TR  
EULESS, TX 76040

**Deed Date:** 5/24/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222133992](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	9/8/2021	<a href="#">D221262782</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	\$380,000	\$120,000	\$500,000	\$500,000
2024	\$408,000	\$120,000	\$528,000	\$528,000
2023	\$455,000	\$75,000	\$530,000	\$530,000
2022	\$357,299	\$75,000	\$432,299	\$432,299
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.