

Property Information | PDF

Account Number: 42760460

Address: 3604 TWIN POND TR

City: FORT WORTH
Georeference: 43802-1-8
Subdivision: TRINITY PARK
Neighborhood Code: 3T010M

Latitude: 32.8134074086 **Longitude:** -97.1204980626

TAD Map: 2114-416 **MAPSCO:** TAR-054Z



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

PROPERTY DATA

Legal Description: TRINITY PARK Block 1 Lot 8

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: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800063955

Site Name: TRINITY PARK Block 1 Lot 8 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,895
Percent Complete: 100%

Land Sqft*: 6,155 **Land Acres*:** 0.1413

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

ALETI AKHILESH KUMAR
Primary Owner Address:
3604 TWIN POND TRL
EULESS, TX 76040

Deed Date: 2/3/2023 Deed Volume: Deed Page:

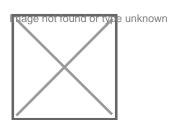
Instrument: D223019396

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	9/8/2021	D221262782		

VALUES

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



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	\$503,000	\$120,000	\$623,000	\$623,000
2024	\$530,000	\$120,000	\$650,000	\$650,000
2023	\$570,000	\$75,000	\$645,000	\$645,000
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.

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.

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