

Account Number: 42760630

Address: 3512 TWIN POND TR

City: FORT WORTH
Georeference: 43802-1-25

Subdivision: TRINITY PARK

Neighborhood Code: 3T010M

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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 25

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

Protest Deadline Date: 5/24/2024

Site Number: 800063973

Latitude: 32.8115221217

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

Longitude: -97.1191599463

Site Name: TRINITY PARK Block 1 Lot 25 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,448
Percent Complete: 100%

Land Sqft*: 5,400 Land Acres*: 0.1240

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

HOUSER LYNDON SWAIN MARY C

Primary Owner Address:

3512 TWIN POND TRL EULESS, TX 76040 **Deed Date:** 6/21/2023

Deed Volume: Deed Page:

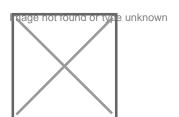
Instrument: <u>D223108676</u>

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	\$416,904	\$120,000	\$536,904	\$536,904
2024	\$416,904	\$120,000	\$536,904	\$536,904
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.

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.