



Address: [3512 TWIN POND TR](#)
City: FORT WORTH
Georeference: 43802-1-25
Subdivision: TRINITY PARK
Neighborhood Code: 3T010M

Latitude: 32.8115221217
Longitude: -97.1191599463
TAD Map: 2114-416
MAPSCO: TAR-054Z



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 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
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.

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

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: [D223108676](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|----------|----------------------------|-------------|-----------|
| 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 | \$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.

+ 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.