



Address: [3617 TWIN POND TR](#)
City: FORT WORTH
Georeference: 43802-2-5
Subdivision: TRINITY PARK
Neighborhood Code: 3T010M

Latitude: 32.8138826535
Longitude: -97.1210062343
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 2 Lot 5

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: 800063974
Site Name: TRINITY PARK Block 2 Lot 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,432
Percent Complete: 100%
Land Sqft^{*}: 5,250
Land Acres^{*}: 0.1205
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:

SANG THOMAS CUNGLIAN

Primary Owner Address:

3617 TWIN PONDS
EULESS, TX 76040

Deed Date: 3/29/2023

Deed Volume:

Deed Page:

Instrument: [D223052629](#)

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	\$554,867	\$120,000	\$674,867	\$674,867
2024	\$554,867	\$120,000	\$674,867	\$674,867
2023	\$609,506	\$75,000	\$684,506	\$684,506
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.