



**Address:** [249 FRENCHPARK DR](#)  
**City:** FORT WORTH  
**Georeference:** 44563-7-13  
**Subdivision:** VANN TRACT  
**Neighborhood Code:** 2Z200L

**Latitude:** 32.9355855756  
**Longitude:** -97.3645781614  
**TAD Map:** 2036-460  
**MAPSCO:** TAR-020J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VANN TRACT Block 7 Lot 13

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2024

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$364,002

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

**Site Number:** 800072206  
**Site Name:** VANN TRACT Block 7 Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,776  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**

RICHARDSON JACOB COLE  
PRADO FREDHALYN OLIVEROS

**Primary Owner Address:**

249 FRENCHPARK DR  
HASLET, TX 76052

**Deed Date:** 5/24/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224092215](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON	8/14/2023	<a href="#">D223148714</a>		



## VALUES

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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	\$289,002	\$75,000	\$364,002	\$364,002
2024	\$0	\$52,500	\$52,500	\$52,500
2023	\$0	\$31,500	\$31,500	\$31,500
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

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There are no exemptions for this property

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.