

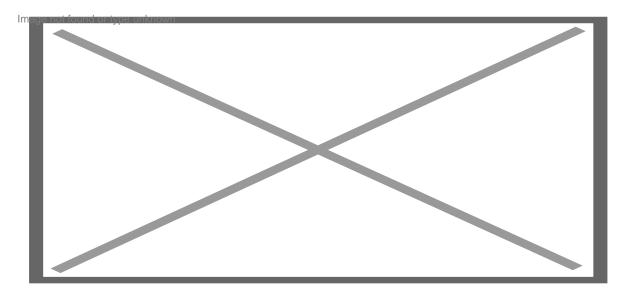
# Tarrant Appraisal District Property Information | PDF Account Number: 07762062

## Address: <u>3244 SHORESIDE PKWY</u> City: FORT WORTH Georeference: 23264H-5-21 Subdivision: LAKES OF RIVER TRAILS ADDITION

Neighborhood Code: 3T010B

Latitude: 32.8061913769 Longitude: -97.1913713985 TAD Map: 2090-412 MAPSCO: TAR-052Z





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

## PROPERTY DATA

#### Legal Description: LAKES OF RIVER TRAILS ADDITION Block 5 Lot 21

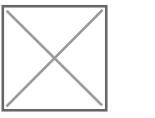
#### Jurisdictions:

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: 2001 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 07762062 Site Name: LAKES OF RIVER TRAILS ADDITION-5-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,098 Percent Complete: 100% Land Sqft\*: 7,727 Land Acres\*: 0.1773 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:

LAWRENCE THOMAS NEILL JR

Primary Owner Address: 3244 SHORESIDE PKWY HURST, TX 76053-7528 Deed Date: 8/13/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213223776

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAWRENCE E;LAWRENCE T N JR	6/7/2001	00149440000282	0014944	0000282
HISTORY MAKER HOMES LLC	3/13/2001	00147790000350	0014779	0000350
RIVERBEND INVESTMENT LTD	1/1/2001	000000000000000000000000000000000000000	000000	0000000

#### 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$325,004	\$75,000	\$400,004	\$384,783
2023	\$347,950	\$50,000	\$397,950	\$349,803
2022	\$272,313	\$50,000	\$322,313	\$318,003
2021	\$239,094	\$50,000	\$289,094	\$289,094
2020	\$221,805	\$50,000	\$271,805	\$271,805

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.