



Address: [2320 SIMMENTAL RD](#)
City: FORT WORTH
Georeference: 31821-18-7
Subdivision: PARR TRUST
Neighborhood Code: 3K900D

Latitude: 32.8837336202
Longitude: -97.3273643308
TAD Map: 2048-436
MAPSCO: TAR-035J



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

PROPERTY DATA

Legal Description: PARR TRUST Block 18 Lot 7

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800009730
Site Name: PARR TRUST 18 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,802
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1300
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:

FRANCO WANDERSON
FRANCO PABLIANA

Primary Owner Address:

2320 SIMMENTAL RD
FORT WORTH, TX 76131

Deed Date: 10/9/2020

Deed Volume:

Deed Page:

Instrument: [D220268549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUGH KIRK;BRUGH MELISSA	3/14/2019	D219054367		
NGO JENNIFER M;NGO TOMMY V	11/29/2016	D216279887		

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	\$0	\$0	\$0	\$0
2024	\$361,937	\$60,000	\$421,937	\$410,641
2023	\$383,750	\$60,000	\$443,750	\$373,310
2022	\$327,477	\$60,000	\$387,477	\$339,373
2021	\$248,521	\$60,000	\$308,521	\$308,521
2020	\$223,889	\$60,000	\$283,889	\$283,889

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.