



Address: [2404 SIMMENTAL RD](#)
City: FORT WORTH
Georeference: 31821-18-12
Subdivision: PARR TRUST
Neighborhood Code: 3K900D

Latitude: 32.8837372709
Longitude: -97.3265516674
TAD Map: 2048-440
MAPSCO: TAR-035J



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

PROPERTY DATA

Legal Description: PARR TRUST Block 18 Lot 12

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: 2017

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/15/2025

Site Number: 800019156

Site Name: PARR TRUST 18 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,935

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1263

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:

D & Z FAMILY REVOCABLE LIVING TRUST

Primary Owner Address:

PO BOX 271404
FLOWER MOUND, TX 75027

Deed Date: 9/21/2021

Deed Volume:

Deed Page:

Instrument: [D221320514](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZHAO LANG	2/26/2018	D218042061		
GREGORY PAUL;LIRA CAMILLA;TANNER RYAN	2/24/2017	D217044153		

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	\$284,330	\$60,000	\$344,330	\$344,330
2023	\$298,853	\$60,000	\$358,853	\$358,853
2022	\$239,553	\$60,000	\$299,553	\$299,553
2021	\$170,000	\$60,000	\$230,000	\$230,000
2020	\$170,000	\$60,000	\$230,000	\$230,000

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

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.