

Property Information | PDF

**Account Number: 42222239** 



Address: 2440 SIMMENTAL RD

City: FORT WORTH

Georeference: 31821-18-21 Subdivision: PARR TRUST Neighborhood Code: 3K900D **Latitude:** 32.8837432976 **Longitude:** -97.3250759583

**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 21

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

+++ Rounded.

Protest Deadline Date: 5/15/2025

**Site Number:** 800019162

Site Name: PARR TRUST 18 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,752
Percent Complete: 100%

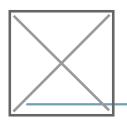
Land Sqft\*: 6,142 Land Acres\*: 0.1410

Pool: N

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:** 

WHEELER WILLIAM R WHEELER LINSEY

**Primary Owner Address:** 2440 SIMMENTAL RD

FORT WORTH, TX 76131

**Deed Date: 3/17/2017** 

Deed Volume: Deed Page:

Instrument: D217061442

## **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	\$271,517	\$60,000	\$331,517	\$329,583
2023	\$287,667	\$60,000	\$347,667	\$299,621
2022	\$246,037	\$60,000	\$306,037	\$272,383
2021	\$187,621	\$60,000	\$247,621	\$247,621
2020	\$169,404	\$60,000	\$229,404	\$229,404

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.