



LOCATION

Address: [612 GIN LAKE TR](#)
City: FORT WORTH
Georeference: 43796T-E-15
Subdivision: TRINITY OAKS
Neighborhood Code: 1B200W

Latitude: 32.7709113654
Longitude: -97.1752916484
TAD Map: 2096-400
MAPSCO: TAR-067T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY OAKS Block E Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$341,503

Protest Deadline Date: 5/15/2025

Site Number: 800027036
Site Name: TRINITY OAKS E 15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,725
Percent Complete: 100%
Land Sqft^{*}: 5,663
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:

ACHARYA UTTAM PRASAD
ACHARYA ARJAN
ACHARYA LAXMI POUDEL

Primary Owner Address:

612 GIN LAKE TR
FORT WORTH, TX 76120

Deed Date: 2/1/2019
Deed Volume:
Deed Page:
Instrument: [D219021781](#)

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	\$281,503	\$60,000	\$341,503	\$341,503
2024	\$281,503	\$60,000	\$341,503	\$314,321
2023	\$258,000	\$60,000	\$318,000	\$285,746
2022	\$246,913	\$40,000	\$286,913	\$259,769
2021	\$196,154	\$40,000	\$236,154	\$236,154
2020	\$196,646	\$40,000	\$236,646	\$236,646

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.