

## LOCATION

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**Address:** [2825 TOWNSEND DR](#)

**City:** FORT WORTH

**Georeference:** 14810-20-12

**Subdivision:** FRISCO HEIGHTS ADDITION

**Neighborhood Code:** 4T002W

**Latitude:** 32.7102418222

**Longitude:** -97.3488116193

**TAD Map:** 2042-376

**MAPSCO:** TAR-076Y



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** FRISCO HEIGHTS ADDITION  
Block 20 Lot 12

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01024523

**Site Name:** FRISCO HEIGHTS ADDITION-20-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,675

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

+++ Rounded.

\* 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:**

TOWNSEND CAPITAL VENTURES LLC

**Primary Owner Address:**

10040 SYNOTT RD  
HOUSTON, TX 77083

**Deed Date:** 7/1/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223126564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DANIEL;VO CHRISTINA	7/25/2020	<a href="#">D220187435</a>		
NGUYEN SUSANNA	9/3/2015	<a href="#">D215202560</a>		
GARCIA PEDRO S	6/30/1994	00116450000501	0011645	0000501
COLEMAN CO INC THE	7/15/1992	00107090001819	0010709	0001819
HAYNES DOUGLAS	12/31/1900	00000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$344,500	\$187,500	\$532,000	\$532,000
2023	\$296,250	\$168,750	\$465,000	\$465,000
2022	\$393,428	\$110,000	\$503,428	\$500,728
2021	\$130,611	\$110,000	\$240,611	\$240,611
2020	\$100,000	\$110,000	\$210,000	\$210,000

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.