



LOCATION

Address: [2704 MOUNTAIN LION DR](#)

City: FORT WORTH

Georeference: 44715T-145-10

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.9475616353

Longitude: -97.3011179249

TAD Map: 2060-464

MAPSCO: TAR-021H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND
SPRINGS W Block 145 Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911)

Site Number: 40300188

Site Name: VILLAGES OF WOODLAND SPRINGS W-145-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,438

Percent Complete: 100%

Land Sqft^{*}: 4,400

Land Acres^{*}: 0.1010

Pool: N

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

ROUT SARBESWAR

Primary Owner Address:

3321 COUNTRY GLEN TRL

FRISCO, TX 75034

Deed Date: 12/18/2017

Deed Volume:

Deed Page:

Instrument: [D217291446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOWREY TERRY	5/20/2005	D205154725	0000000	0000000
LENNAR HOMES OF TEXAS INC	5/20/2005	D205154704	0000000	0000000
LENNAR HOMES OF TX LAND & CONS	2/4/2005	D205043646	0000000	0000000
GMAC MODEL HOME FINANCE INC	1/26/2004	D204030169	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2003	000000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$197,000	\$70,000	\$267,000	\$267,000
2023	\$213,566	\$70,000	\$283,566	\$283,566
2022	\$165,246	\$50,000	\$215,246	\$215,246
2021	\$165,246	\$50,000	\$215,246	\$215,246
2020	\$152,031	\$50,000	\$202,031	\$202,031

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.