

## LOCATION

**Address:** [3449 LAKE DISTRICT LN](#)  
**City:** FORT WORTH  
**Georeference:** 31256L-7-2B  
**Subdivision:** OVERLOOK, THE - FORT WORTH  
**Neighborhood Code:** A2F010F

**Latitude:** 32.8087677443  
**Longitude:** -97.4323408749  
**TAD Map:** 2018-412  
**MAPSCO:** TAR-046X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OVERLOOK, THE - FORT WORTH Block 7 Lot 2B

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- LAKE WORTH ISD (910)

**Site Number:** 800063193  
**Site Name:** OVERLOOK, THE - FORT WORTH Block 7 Lot 2B  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,803  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,614  
**Land Acres<sup>\*</sup>:** 0.0600  
**Pool:** N

**State Code:** A  
**Year Built:** 2024  
**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:**  
 CHILCOAT JAMES  
**Primary Owner Address:**  
 3932 FLOYD DR  
 FORT WORTH, TX 76116

**Deed Date:** 9/18/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224167953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	12/21/2023	<a href="#">D223226088</a>		

## 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	\$0	\$52,500	\$52,500	\$52,500
2023	\$0	\$52,500	\$52,500	\$52,500
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.