



## LOCATION

**Address:** [256 FRENCHPARK DR](#)

**City:** FORT WORTH

**Georeference:** 44563-8-23

**Subdivision:** VANN TRACT

**Neighborhood Code:** 2Z200L

**Latitude:** 32.9360572438

**Longitude:** -97.3649005479

**TAD Map:** 2036-460

**MAPSCO:** TAR-020J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VANN TRACT Block 8 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800072243

**Site Name:** VANN TRACT Block 8 Lot 23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,586

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

KC ROCHAN  
BASNET BIMALA

**Primary Owner Address:**

256 FRENCHPARK DR  
FORT WORTH, TX 76052

**Deed Date:** 7/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224125486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON	8/14/2023	<a href="#">D223148714</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	\$47,042	\$75,000	\$122,042	\$122,042
2023	\$0	\$31,500	\$31,500	\$31,500
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

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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.