



**Address:** [7940 SUMMIT COVE](#)  
**City:** FORT WORTH  
**Georeference:** 23120-4-27A-A  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2A200B

**Latitude:** 32.8803867046  
**Longitude:** -97.4550884907  
**TAD Map:** 2012-440  
**MAPSCO:** TAR-031L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE COUNTRY ESTATES  
ADDITION Block 4 Lot 27A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01526510

**Site Name:** LAKE COUNTRY ESTATES ADDITION-4-27A-A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,544

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,843

**Land Acres<sup>\*</sup>:** 0.4096

**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:**

FRUSHER REVOCABLE TRUST

**Primary Owner Address:**

7940 SUMMIT COVE  
FORT WORTH, TX 76179

**Deed Date:** 11/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221363481](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRUSHER LLC	5/30/2019	<a href="#">D219117331</a>		
JTD INV LLC	3/31/2017	<a href="#">D217075744</a>		
HOLLAND GARY N	10/12/2000	00145750000291	0014575	0000291
BAKER HERBERT B;BAKER MARTHA L	8/31/1984	00079420002057	0007942	0002057
WILLIAM L LOMERSON	12/31/1900	0000000000000000	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	\$567,715	\$347,103	\$914,818	\$914,818
2024	\$567,715	\$347,103	\$914,818	\$914,818
2023	\$654,016	\$347,103	\$1,001,119	\$1,001,119
2022	\$621,119	\$380,000	\$1,001,119	\$1,001,119
2021	\$467,000	\$380,000	\$847,000	\$847,000
2020	\$237,500	\$427,500	\$665,000	\$665,000

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

- 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.