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**Address:** [7648 LAKE HIGHLANDS DR](#)  
**City:** FORT WORTH  
**Georeference:** 23120-7-31  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400X

**Latitude:** 32.882492764  
**Longitude:** -97.4458835198  
**TAD Map:** 2012-440  
**MAPSCO:** TAR-031M



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

## PROPERTY DATA

**Legal Description:** LAKE COUNTRY ESTATES  
ADDITION Block 7 Lot 31

**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)

**Site Number:** 01528653  
**Site Name:** LAKE COUNTRY ESTATES ADDITION-7-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,016  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,355  
**Land Acres<sup>\*</sup>:** 0.2836  
**Pool:** N

**State Code:** A  
**Year Built:** 1973  
**Personal Property Account:** N/A  
**Agent:** TX TAX PROTEST (11969)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$288,000  
**Protest Deadline Date:** 5/24/2024

<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:**  
CAPPS CAROL  
**Primary Owner Address:**  
7648 LAKE HIGHLANDS DR  
FORT WORTH, TX 76179

**Deed Date:** 12/21/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215287063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON RHONDA Y	5/27/2004	<a href="#">D204173701</a>	0000000	0000000
JOHNSON DAVID;JOHNSON JOAN E	6/13/1994	00116290001887	0011629	0001887
FARRIS MICHAEL WAYNE	8/4/1993	00111930001900	0011193	0001900
HILDERBRAND DONNA;HILDERBRAND JEROME	3/5/1986	00084740001342	0008474	0001342
MICHAEL WAYNE FARRIS	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*
2025	\$198,000	\$90,000	\$288,000	\$252,890
2024	\$198,000	\$90,000	\$288,000	\$229,900
2023	\$218,000	\$60,000	\$278,000	\$209,000
2022	\$130,000	\$60,000	\$190,000	\$190,000
2021	\$130,000	\$60,000	\$190,000	\$190,000
2020	\$150,000	\$60,000	\$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

- 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.