



**Address:** [7616 WOODSIDE HILL](#)  
**City:** FORT WORTH  
**Georeference:** 23120-8-31  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400X

**Latitude:** 32.8841609451  
**Longitude:** -97.4436933466  
**TAD Map:** 2012-440  
**MAPSCO:** TAR-031M



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 8 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:** 01529153

**Site Name:** LAKE COUNTRY ESTATES ADDITION-8-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,752

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,133

**Land Acres<sup>\*</sup>:** 0.2785

**Pool:** N

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$469,265

**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:**

SCHUSTER BRYAN  
SCHUSTER GRACIE LOUISE

**Primary Owner Address:**

7616 WOODSIDE HILL  
FORT WORTH, TX 76179

**Deed Date:** 8/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221235745](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABRAHAM CHRISTOF ALIX;ABRAHAM ERIN	10/5/2018	<a href="#">D218223808</a>		
COLLIER BRIAN K	7/31/1997	00128660000330	0012866	0000330
CORLEY GINA DEE	8/27/1992	00107660000010	0010766	0000010
SCHMITT JANET;SCHMITT JOSEPH C	5/8/1989	00095940000866	0009594	0000866
WM P REECE INC	4/1/1988	00092480002087	0009248	0002087
TAYLOR JACK R	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 <sup>+</sup>
2025	\$379,265	\$90,000	\$469,265	\$469,265
2024	\$379,265	\$90,000	\$469,265	\$465,718
2023	\$389,795	\$60,000	\$449,795	\$423,380
2022	\$324,891	\$60,000	\$384,891	\$384,891
2021	\$255,000	\$60,000	\$315,000	\$315,000
2020	\$245,591	\$60,000	\$305,591	\$305,591

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.