



**Address:** [7751 GRASSLAND CT](#)  
**City:** FORT WORTH  
**Georeference:** 23120-11-33  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400X

**Latitude:** 32.8846426235  
**Longitude:** -97.4479747918  
**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 11 Lot 33

**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:** 1975

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 01530364

**Site Name:** LAKE COUNTRY ESTATES ADDITION-11-33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,862

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,483

**Land Acres<sup>\*</sup>:** 0.3324

**Pool:** Y

<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:**

DOAN TU D

DOAN KIM THU PHAM DOAN

**Primary Owner Address:**

7751 GRASSLAND CT  
FORT WORTH, TX 76179-2719

**Deed Date:** 6/21/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211150682](#)

| Previous Owners               | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| DOAN THU K;DOAN TU D          | 5/29/2002  | 00157170000103 | 0015717     | 0000103   |
| SMITH TERRY J;SMITH WILLIAM L | 8/9/1995   | 00120680000890 | 0012068     | 0000890   |
| BURGESS PHILLIP H             | 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 | \$332,578          | \$90,000    | \$422,578    | \$422,578                    |
| 2024 | \$332,578          | \$90,000    | \$422,578    | \$422,578                    |
| 2023 | \$391,023          | \$60,000    | \$451,023    | \$390,133                    |
| 2022 | \$326,449          | \$60,000    | \$386,449    | \$354,666                    |
| 2021 | \$275,952          | \$60,000    | \$335,952    | \$322,424                    |
| 2020 | \$240,874          | \$60,000    | \$300,874    | \$293,113                    |

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.