



Address: [7701 TRAILRIDGE DR](#)
City: FORT WORTH
Georeference: 23120-12-1
Subdivision: LAKE COUNTRY ESTATES ADDITION
Neighborhood Code: 2N400X

Latitude: 32.8882615296
Longitude: -97.4439527569
TAD Map: 2012-444
MAPSCO: TAR-031H



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 12 Lot 1

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: 01530763

Site Name: LAKE COUNTRY ESTATES ADDITION-12-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,816

Percent Complete: 100%

Land Sqft^{*}: 15,059

Land Acres^{*}: 0.3457

Pool: N

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$355,416

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HART DAVID

HART SHERRIE

Primary Owner Address:

7701 TRAILRIDGE DR
FORT WORTH, TX 76179

Deed Date: 1/29/2018

Deed Volume:

Deed Page:

Instrument: [D218020068](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOPEZ KARLA;LOPEZ RICK	7/2/2014	D214141707	0000000	0000000
FRANKS BEVERLY;FRANKS KRISTOPHER D	9/24/2013	D213255471	0000000	0000000
JICHA WILLIAM P	12/31/1900	000000000000000	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	\$265,416	\$90,000	\$355,416	\$355,416
2024	\$265,416	\$90,000	\$355,416	\$340,772
2023	\$275,308	\$60,000	\$335,308	\$309,793
2022	\$231,554	\$60,000	\$291,554	\$281,630
2021	\$196,027	\$60,000	\$256,027	\$256,027
2020	\$221,535	\$60,000	\$281,535	\$281,535

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.