



**Address:** [7500 LOCHWOOD CT](#)  
**City:** FORT WORTH  
**Georeference:** 23120-15-1  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400W

**Latitude:** 32.879503354  
**Longitude:** -97.4422830839  
**TAD Map:** 2012-440  
**MAPSCO:** TAR-032N



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 15 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:** 01531417

**Site Name:** LAKE COUNTRY ESTATES ADDITION-15-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,399

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,413

**Land Acres<sup>\*</sup>:** 0.4456

**Pool:** N

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**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:**

MANNSCHRECK RANDALL P  
MANNSCHRECK REBECCA

**Primary Owner Address:**

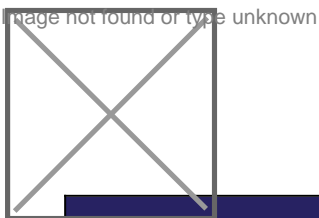
7500 LOCHWOOD CT  
FORT WORTH, TX 76179

**Deed Date:** 8/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223148845](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTLE JAMES D;DAVIS LOU A	7/9/2020	<a href="#">D220162789</a>		
LEDINGHAM VICKI	7/2/2015	142-15-096849		
LEDINGHAM G L EST III;LEDINGHAM VICKI	3/13/2000	00142640000349	0014264	0000349
HOWARD JERRY A;HOWARD MARY Y	7/20/1992	00107140001362	0010714	0001362
DAVIS DONALD R;DAVIS SANDRA L	7/6/1989	00096430000422	0009643	0000422
BOND DEWEY B;BOND SANDRA M	4/15/1986	00085160001881	0008516	0001881
WHEELER MARILYN	8/8/1985	00082700001641	0008270	0001641
BOND DEWEY B;BOND SANDRA M	9/12/1984	00079480000572	0007948	0000572
W & G ENTERPRISES	12/31/1900	00074600002247	0007460	0002247

## 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	\$336,104	\$90,000	\$426,104	\$426,104
2024	\$336,104	\$90,000	\$426,104	\$426,104
2023	\$403,248	\$60,000	\$463,248	\$367,186
2022	\$314,037	\$60,000	\$374,037	\$333,805
2021	\$243,459	\$60,000	\$303,459	\$303,459
2020	\$232,696	\$60,000	\$292,696	\$255,104

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.