



**Address:** [7516 WESTWIND CT](#)  
**City:** FORT WORTH  
**Georeference:** 23120-20-16  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400W

**Latitude:** 32.8853032936  
**Longitude:** -97.4413061475  
**TAD Map:** 2018-440  
**MAPSCO:** TAR-032J



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 20 Lot 16

**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:** 01532774

**Site Name:** LAKE COUNTRY ESTATES ADDITION-20-16

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 3,110

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 14,621

**Land Acres** <sup>\*</sup>: 0.3356

**Pool:** Y

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$487,013

**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:**

SIMPKINS SUSAN E  
WILLIAM SIMPKINS JAMES

**Primary Owner Address:**

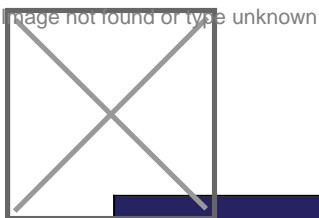
7516 WESTWIND DR  
FORT WORTH, TX 76179

**Deed Date:** 7/8/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219147559](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPKINS JAMES WILLIAM	8/5/2011	<a href="#">D211197024</a>	0000000	0000000
SIMPKINS JAMES W	4/8/2010	<a href="#">D210083284</a>	0000000	0000000
COX BRUCE R	8/20/1996	00124890000209	0012489	0000209
GIBSON CECIL J;GIBSON LAURA Y	9/8/1986	000867600000614	0008676	0000614
NORRIS BILL	6/13/1983	00075320001415	0007532	0001415
W M BOYLES	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 <sup>+</sup>
2025	\$397,013	\$90,000	\$487,013	\$487,013
2024	\$397,013	\$90,000	\$487,013	\$470,650
2023	\$486,334	\$60,000	\$546,334	\$427,864
2022	\$385,934	\$60,000	\$445,934	\$388,967
2021	\$293,606	\$60,000	\$353,606	\$353,606
2020	\$293,606	\$60,000	\$353,606	\$353,606

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.