



**Address:** [7213 MARVIN BROWN ST](#)  
**City:** FORT WORTH  
**Georeference:** 23140-B-16  
**Subdivision:** LAKE CREST EST #1 & 2 ADDITION  
**Neighborhood Code:** 2N0200

**Latitude:** 32.8675691489  
**Longitude:** -97.4147095702  
**TAD Map:** 2024-436  
**MAPSCO:** TAR-032V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** LAKE CREST EST #1 & 2  
ADDITION Block B Lot 16

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 1991  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$325,718  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01537962  
**Site Name:** LAKE CREST EST #1 & 2 ADDITION-B-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,052  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,088  
**Land Acres<sup>\*</sup>:** 0.3463  
**Pool:** N

<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:**  
SAYSANAM KHAMPHOUVA  
**Primary Owner Address:**  
7213 MARVIN BROWN ST  
FORT WORTH, TX 76179-3351

**Deed Date:** 1/28/1987  
**Deed Volume:** 0008843  
**Deed Page:** 0002394  
**Instrument:** 00088430002394

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAY DIANE KING	12/31/1900	0000000000000000	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	\$260,718	\$65,000	\$325,718	\$220,469
2024	\$260,718	\$65,000	\$325,718	\$200,426
2023	\$247,719	\$45,000	\$292,719	\$182,205
2022	\$201,341	\$45,000	\$246,341	\$165,641
2021	\$202,890	\$45,000	\$247,890	\$150,583
2020	\$166,936	\$45,000	\$211,936	\$136,894

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.