



Address: [7021 MARVIN BROWN ST](#)
City: FORT WORTH
Georeference: 23140-N-29
Subdivision: LAKE CREST EST #1 & 2 ADDITION
Neighborhood Code: 2N0200

Latitude: 32.864040414
Longitude: -97.4147460253
TAD Map: 2024-432
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 N Lot 29

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$342,713

Protest Deadline Date: 5/24/2024

Site Number: 01540904
Site Name: LAKE CREST EST #1 & 2 ADDITION-N-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,841
Percent Complete: 100%
Land Sqft^{*}: 14,822
Land Acres^{*}: 0.3402
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PRACHAN THOMAS
PRACHAN KATE

Primary Owner Address:

7021 MARVIN BROWN ST
FORT WORTH, TX 76179

Deed Date: 2/21/2024
Deed Volume:
Deed Page:
Instrument: [D224029213](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRACHAN KATE	1/1/2004	D204113710	0000000	0000000
PRACHAN THOMAS	9/9/1999	00140270000366	0014027	0000366
THOMASSON GEORGE W	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 ⁺
2025	\$277,713	\$65,000	\$342,713	\$249,001
2024	\$277,713	\$65,000	\$342,713	\$207,501
2023	\$262,985	\$45,000	\$307,985	\$188,637
2022	\$212,777	\$45,000	\$257,777	\$171,488
2021	\$213,797	\$45,000	\$258,797	\$155,898
2020	\$175,075	\$45,000	\$220,075	\$141,725

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

There are no exemptions for this property

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.