



Address: [7024 MARVIN BROWN ST](#)
City: FORT WORTH
Georeference: 23140-O-2
Subdivision: LAKE CREST EST #1 & 2 ADDITION
Neighborhood Code: 2N0200

Latitude: 32.8642270876
Longitude: -97.4138818118
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 O Lot 2 1982 HIGH CHAPARRAL
28X40 LB#TEX0397897 TIFFANY

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: 1982
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$68,371
Protest Deadline Date: 5/24/2024

Site Number: 01540955
Site Name: LAKE CREST EST #1 & 2 ADDITION-O-2
Site Class: A2 - Residential - Mobile Home
Parcels: 1
Approximate Size⁺⁺⁺: 1,120
Percent Complete: 100%
Land Sqft^{*}: 14,185
Land Acres^{*}: 0.3256
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 76179-3347

Deed Date: 2/21/2024
Deed Volume:
Deed Page:
Instrument: [D224029205](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRACHAN THOMAS	6/25/2010	D210188347	0000000	0000000
SINTHAVY THAO	6/4/2003	00168390000193	0016839	0000193
RATSAMY JOHNSON;RATSAMY KOMMALY	3/24/2003	00165310000025	0016531	0000025
TAYLOR LINDA K	7/17/1986	00086180000835	0008618	0000835
COVEY CAROLYN;COVEY JOSEPH JR	10/15/1985	00083520001292	0008352	0001292
RAY T ANTILLEY JR	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	\$3,371	\$65,000	\$68,371	\$68,371
2024	\$3,371	\$65,000	\$68,371	\$58,045
2023	\$3,371	\$45,000	\$48,371	\$48,371
2022	\$3,371	\$45,000	\$48,371	\$48,371
2021	\$3,371	\$45,000	\$48,371	\$48,371
2020	\$3,371	\$45,000	\$48,371	\$48,371

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.