



**Address:** [7716 TRAILRIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** A 56-1E  
**Subdivision:** ALEXANDER CRANE HARRIS & BROOK  
**Neighborhood Code:** APT-Lake Worth

**Latitude:** 32.8892916108  
**Longitude:** -97.445008238  
**TAD Map:** 2012-444  
**MAPSCO:** TAR-031H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** ALEXANDER CRANE HARRIS & BROOK Abstract 56 Tract 1E

**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)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

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

**Notice Value:** \$47,181

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80259138  
**Site Name:** VACANT LAND - COMMERCIAL  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 1  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 196,586  
**Land Acres<sup>\*</sup>:** 4.5130  
**Pool:** N

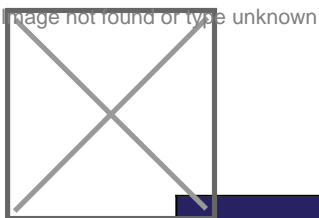
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
POLARIS LTD  
**Primary Owner Address:**  
1801 SANGUINET ST  
FORT WORTH, TX 76107

**Deed Date:** 5/15/1998  
**Deed Volume:** 0013244  
**Deed Page:** 0000037  
**Instrument:** 00132440000037



Previous Owners	Date	Instrument	Deed Volume	Deed Page
F/O LTD	6/28/1993	00111500001744	0011150	0001744
GAULDING DONNA S	12/13/1990	00098000000765	0009800	0000765
ALLIANCE LAND LTD	2/1/1989	00095190002186	0009519	0002186
BLUBAUGH M A TR ETAL	10/18/1983	00076510000894	0007651	0000894
BUIE DEVELOPMENT CO	5/1/1983	00075480001539	0007548	0001539

## 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	\$0	\$47,181	\$47,181	\$47,181
2024	\$0	\$47,181	\$47,181	\$47,181
2023	\$0	\$47,181	\$47,181	\$47,181
2022	\$0	\$55,304	\$55,304	\$55,304
2021	\$0	\$55,304	\$55,304	\$55,304
2020	\$0	\$55,304	\$55,304	\$55,304

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.