



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+++ : 0
Net Leasable Area+++ : 0
Percent Complete : 0%
Land Sqft * : 196,586
Land Acres * : 4.5130
Pool: N

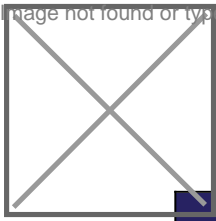
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
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 ⁺
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.