



Address: [7313 CHARBONNEAU RD](#)
City: LAKE WORTH
Georeference: A1552-2KKKKK
Subdivision: TOWNSEND, MOSES SURVEY
Neighborhood Code: 2N060B

Latitude: 32.8092923281
Longitude: -97.4452318465
TAD Map: 2012-412
MAPSCO: TAR-045Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TOWNSEND, MOSES SURVEY
Abstract 1552 Tract 2KKKKK

Jurisdictions:
CITY OF LAKE WORTH (016)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)
State Code: A
Year Built: 1940
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 04220455
Site Name: TOWNSEND, MOSES SURVEY-2KKKKK
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,412
Percent Complete: 100%
Land Sqft^{*}: 19,166
Land Acres^{*}: 0.4400
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:
GARCIA JUAN J
GARCIA DORA E GARCIA
Primary Owner Address:
7301 CHARBONNEAU RD
FORT WORTH, TX 76135-3433

Deed Date: 8/6/2003
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204056692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH B J STANFORD;SMITH KIMBERLY	10/4/2000	D203293834	0017051	0000004
TERRY ARLENE ZINK EST	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 ⁺
2025	\$48,750	\$44,166	\$92,916	\$92,916
2024	\$48,750	\$44,166	\$92,916	\$92,916
2023	\$52,317	\$38,500	\$90,817	\$90,817
2022	\$40,427	\$38,500	\$78,927	\$78,927
2021	\$34,482	\$38,500	\$72,982	\$72,982
2020	\$30,320	\$38,500	\$68,820	\$68,820

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.