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Address: [7612 MALAGA DR](#)
City: FORT WORTH
Georeference: 23245-7-27AR
Subdivision: LAKE WORTH LEASES ADDITION
Neighborhood Code: 2A400A

Latitude: 32.8093681572
Longitude: -97.4490592175
TAD Map: 2012-412
MAPSCO: TAR-045Z



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

PROPERTY DATA

Legal Description: LAKE WORTH LEASES
ADDITION Block 7 Lot 27AR PER PLAT A6446 .522
@ 128 LF

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$672,562

Protest Deadline Date: 5/24/2024

Site Number: 05245125

Site Name: LAKE WORTH LEASES ADDITION-7-27AR

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,766

Percent Complete: 100%

Land Sqft^{*}: 29,528

Land Acres^{*}: 0.6778

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BOWLING GAIL M

Primary Owner Address:

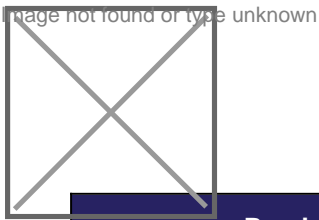
7612 MALAGA DR
FORT WORTH, TX 76135-4468

Deed Date: 4/24/2020

Deed Volume:

Deed Page:

Instrument: 142-20-067787



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWLING CECIL D EST;BOWLING GAIL M	5/12/2010	D210126600	0000000	0000000
BOWLING CECIL DODD	4/17/1992	00106160000252	0010616	0000252
VAUGHN SAMUEL L	9/17/1988	00000000000000	0000000	0000000
VAUGHN SAMUEL L	9/16/1988	00093830000992	0009383	0000992
HILL BOBBY	1/1/1901	00000000000000	0000000	0000000
FT WORTH CITY OF	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	\$452,766	\$219,796	\$672,562	\$665,500
2024	\$452,766	\$219,796	\$672,562	\$605,000
2023	\$414,856	\$219,796	\$634,652	\$550,000
2022	\$374,506	\$125,494	\$500,000	\$500,000
2021	\$349,717	\$125,494	\$475,211	\$475,211
2020	\$341,329	\$125,494	\$466,823	\$450,014

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

- HOMESTEAD GENERAL 11.13(b)

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.