



Address: [7864 GRASSLAND DR](#)
City: FORT WORTH
Georeference: 25580-21-47
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.6287274308
Longitude: -97.4031949306
TAD Map: 2024-348
MAPSCO: TAR-103J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWS ADDITION, THE-FT WORTH Block 21 Lot 47 & 48

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: 1990
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$354,107
Protest Deadline Date: 5/24/2024

Site Number: 05412013
Site Name: MEADOWS ADDITION, THE-FT WORTH-21-47-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,539
Percent Complete: 100%
Land Sqft^{*}: 7,875
Land Acres^{*}: 0.1807
Pool: N

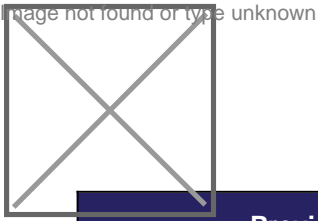
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
HORTON JAMES B
HORTON DINAH F
Primary Owner Address:
7864 GRASSLAND DR
FORT WORTH, TX 76133-7924

Deed Date: 1/13/1999
Deed Volume: 0013623
Deed Page: 0000390
Instrument: 00136230000390



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| HUANG JIM GINCHAUN;HUANG SHU-HUA | 4/26/1991 | 00102510001749 | 0010251 | 0001749 |
| D R HORTON INC | 8/7/1990 | 00100660000276 | 0010066 | 0000276 |
| HORTON & TOMNITZ INC | 1/1/1984 | 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 | \$304,107 | \$50,000 | \$354,107 | \$291,356 |
| 2024 | \$304,107 | \$50,000 | \$354,107 | \$264,869 |
| 2023 | \$300,276 | \$50,000 | \$350,276 | \$240,790 |
| 2022 | \$223,000 | \$40,000 | \$263,000 | \$218,900 |
| 2021 | \$159,000 | \$40,000 | \$199,000 | \$199,000 |
| 2020 | \$159,000 | \$40,000 | \$199,000 | \$199,000 |

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.