



Address: [7712 PAMPAS DR](#)
City: FORT WORTH
Georeference: 25580-27-16
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.6305660952
Longitude: -97.3983806494
TAD Map: 2030-348
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 27 Lot 16

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: 1985
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$254,000
Protest Deadline Date: 5/24/2024

Site Number: 05415942
Site Name: MEADOWS ADDITION, THE-FT WORTH-27-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,713
Percent Complete: 100%
Land Sqft^{*}: 5,960
Land Acres^{*}: 0.1368
Pool: N

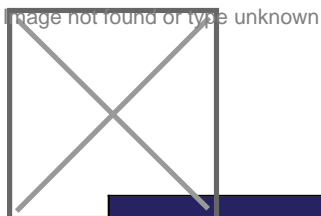
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
TRICON SFR 2024-3 BORROWER LLC
Primary Owner Address:
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

Deed Date: 8/8/2024
Deed Volume:
Deed Page:
Instrument: [D224142817](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196853		
SBY 2014-1 BORROWER LLC	8/12/2014	D214178765		
2013-A PROPERTY HOLDINGS LLC	11/21/2013	D213307393	0000000	0000000
SAPIAN SCHUBERT L	7/20/2001	00150330000137	0015033	0000137
SAPIAN ARDIS	6/29/1998	00132960000025	0013296	0000025
CLARK GAY L;CLARK RICK J	2/1/1994	00114380001323	0011438	0001323
MOORE JAMES;MOORE LAZONDRA	12/8/1986	00087720002389	0008772	0002389
B & B MOORE CONSTRUCTION CO	3/13/1985	00081150000509	0008115	0000509
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	\$160,388	\$50,000	\$210,388	\$210,388
2024	\$204,000	\$50,000	\$254,000	\$254,000
2023	\$218,565	\$50,000	\$268,565	\$268,565
2022	\$185,265	\$40,000	\$225,265	\$225,265
2021	\$142,000	\$40,000	\$182,000	\$182,000
2020	\$132,860	\$40,000	\$172,860	\$172,860

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.