



Address: [7104 LILAC LN](#)
City: LAKE WORTH
Georeference: 2637--1
Subdivision: BINKLEY, RANDY SUBDIVISION
Neighborhood Code: 2N040D

Latitude: 32.821587503
Longitude: -97.442735374
TAD Map: 2012-420
MAPSCO: TAR-045R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BINKLEY, RANDY
SUBDIVISION Lot 1 & 2

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: 1955

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$130,000

Protest Deadline Date: 7/12/2024

Site Number: 06350798

Site Name: BINKLEY, RANDY SUBDIVISION-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 750

Percent Complete: 100%

Land Sqft^{*}: 13,825

Land Acres^{*}: 0.3174

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:

RILEY FRANK W JR

Primary Owner Address:

6704 AZLE AVE
FORT WORTH, TX 76135-2223

Deed Date: 4/16/2002

Deed Volume: 0015834

Deed Page: 0000071

Instrument: 00158340000071

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------|-----------|----------------|-------------|-----------|
| CUPIT JACKLYN | 9/27/1999 | 00140510000361 | 0014051 | 0000361 |
| AIRWICK INDUSTRIES INC | 2/23/1993 | 00109560001389 | 0010956 | 0001389 |
| BINKLEY RANDALL | 12/4/1992 | 00108800000302 | 0010880 | 0000302 |
| WRIGHT STACY LEIGH | 9/1/1990 | 00100810002358 | 0010081 | 0002358 |
| BINKLEY RANDALL LEE | 1/1/1989 | 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 | \$102,263 | \$12,696 | \$114,959 | \$69,488 |
| 2024 | \$117,304 | \$12,696 | \$130,000 | \$63,171 |
| 2023 | \$79,691 | \$12,696 | \$92,387 | \$57,428 |
| 2022 | \$69,356 | \$12,696 | \$82,052 | \$52,207 |
| 2021 | \$47,304 | \$12,696 | \$60,000 | \$47,461 |
| 2020 | \$47,304 | \$12,696 | \$60,000 | \$43,146 |

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.