



Address: [7612 PARKSIDE TR](#)
City: FORT WORTH
Georeference: 31565-79-4
Subdivision: PARK GLEN ADDITION
Neighborhood Code: 3K200P

Latitude: 32.8748318671
Longitude: -97.2784242233
TAD Map: 2066-436
MAPSCO: TAR-036Q



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

PROPERTY DATA

Legal Description: PARK GLEN ADDITION Block 79
Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #6 - RESIDENTIAL (605)
KELLER ISD (907)

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06527949

Site Name: PARK GLEN ADDITION-79-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,867

Percent Complete: 100%

Land Sqft* : 6,667

Land Acres* : 0.1530

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:

TRISTAN MANUEL

Primary Owner Address:

7612 PARKSIDE TRL
FORT WORTH, TX 76137

Deed Date: 4/30/2021

Deed Volume:

Deed Page:

Instrument: [D221123871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN GEORGE M;MARTIN JEANNA G	3/6/2014	D214047030	0000000	0000000
FERRARI LIVING TRUST	8/5/2013	D213236520	0000000	0000000
US BANK NATIONAL ASSOCIATON	5/7/2013	D213130466	0000000	0000000
SCHKADE JEFFREY;SCHKADE JENNIFER	1/25/2007	D207032625	0000000	0000000
CALDWELL KIMBERLY L	11/10/2003	D204224463	0000000	0000000
CALDWELL JOSH D BURCH;CALDWELL KIM L	5/14/2003	00167200000020	0016720	0000020
BREAUX ANN FORBES;BREAUX DANNY	6/29/2002	00157900000187	0015790	0000187
BREAUX DANNY	6/28/2002	00157900000184	0015790	0000184
CAL MONT PROPERTIES INC	4/22/2002	00156500000209	0015650	0000209
CARPENTER RODNEY RAY	12/4/1998	00135460000472	0013546	0000472
CARPENTER LOYCE L;CARPENTER RODNEY R	1/8/1993	00109370002047	0010937	0002047
HIGHLAND HOMES HOLDINGS LTD	10/1/1992	00108040000608	0010804	0000608
HILLWOOD/PARK GLEN LTD	1/1/1991	00000000000000	0000000	0000000

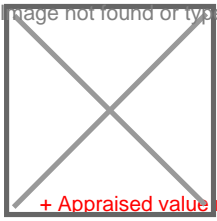
VALUES

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	\$260,120	\$60,000	\$320,120	\$320,120
2024	\$260,120	\$60,000	\$320,120	\$320,120
2023	\$290,110	\$60,000	\$350,110	\$317,966
2022	\$239,060	\$50,000	\$289,060	\$289,060
2021	\$219,481	\$50,000	\$269,481	\$269,481
2020	\$213,928	\$50,000	\$263,928	\$263,928

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ 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.