



Address: [7755 PARK TRAILS DR](#)
City: FORT WORTH
Georeference: 31624H-2-18
Subdivision: PARK PLACE ADDITION-FORT WORTH
Neighborhood Code: 3K200G

Latitude: 32.8787088184
Longitude: -97.2789424281
TAD Map: 2066-440
MAPSCO: TAR-036P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK PLACE ADDITION-FORT WORTH Block 2 Lot 18

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)

Site Number: 06766099

Site Name: PARK PLACE ADDITION-FORT WORTH-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,761

Percent Complete: 100%

Land Sqft^{*}: 9,637

Land Acres^{*}: 0.2212

Pool: N

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$330,000

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DURAN FAMILY TRUST

Primary Owner Address:

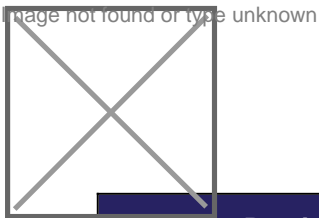
1421 WHITE ASH ST
FORT WORTH, TX 76131

Deed Date: 7/2/2024

Deed Volume:

Deed Page:

Instrument: [D224134862](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURAN IVONNE ALICIA	10/17/1996	D203243003	0016893	0000143
PIERCE ALICIA ESCOBAR;PIERCE I A	11/30/1995	00121900000875	0012190	0000875
U S HOME	1/1/1994	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	\$245,000	\$65,000	\$310,000	\$310,000
2024	\$265,000	\$65,000	\$330,000	\$322,102
2023	\$339,819	\$65,000	\$404,819	\$292,820
2022	\$220,000	\$50,000	\$270,000	\$266,200
2021	\$216,910	\$50,000	\$266,910	\$242,000
2020	\$170,000	\$50,000	\$220,000	\$220,000

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

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.