



Address: [7808 ORLAND PARK CIR](#)
City: FORT WORTH
Georeference: 31548-3-3
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.8815715551
Longitude: -97.2887626404
TAD Map: 2060-440
MAPSCO: TAR-036J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK BEND ESTATES
ADDITION Block 3 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Notice Sent Date: 4/15/2025

Notice Value: \$402,220

Protest Deadline Date: 5/24/2024

Site Number: 06919219

Site Name: PARK BEND ESTATES ADDITION-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,805

Percent Complete: 100%

Land Sqft^{*}: 5,565

Land Acres^{*}: 0.1277

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:

AH4R PROPERTIES TWO LLC

Primary Owner Address:

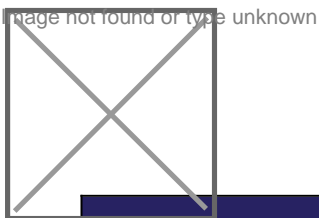
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

Deed Date: 10/10/2024

Deed Volume:

Deed Page:

Instrument: [D224182931](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WGH TEXAS LLC	2/24/2014	D214036065	0000000	0000000
CARRILLO FREDRIC;CARRILLO KRISTEN	2/28/2007	D207075244	0000000	0000000
AURIO MEGAN M;AURIO TIMOTHY N	10/7/2005	D205297942	0000000	0000000
YOUNG BRUCE M;YOUNG TRACY A	7/24/1998	00133360000523	0013336	0000523
PULTE HOME CORP OF TEXAS	1/1/1996	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	\$337,220	\$65,000	\$402,220	\$402,220
2024	\$337,220	\$65,000	\$402,220	\$402,220
2023	\$361,674	\$65,000	\$426,674	\$426,674
2022	\$195,000	\$50,000	\$245,000	\$245,000
2021	\$195,000	\$50,000	\$245,000	\$245,000
2020	\$195,000	\$50,000	\$245,000	\$245,000

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.