



Address: [7763 PARK DOWNS DR](#)
City: FORT WORTH
Georeference: 31624H-11-17
Subdivision: PARK PLACE ADDITION-FORT WORTH
Neighborhood Code: 3K200G

Latitude: 32.8784081915
Longitude: -97.2865673317
TAD Map: 2060-440
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 11 Lot 17

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: 1998

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$375,332

Protest Deadline Date: 5/24/2024

Site Number: 07006063
Site Name: PARK PLACE ADDITION-FORT WORTH-11-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,107
Percent Complete: 100%
Land Sqft^{*}: 7,475
Land Acres^{*}: 0.1716
Pool: N

⁺⁺⁺ Rounded.

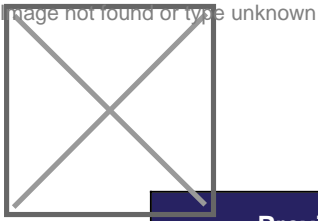
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SMELCER K T
SMELCER ELIZABETH A
Primary Owner Address:
7763 PARK DOWNS DR
FORT WORTH, TX 76137-5474

Deed Date: 9/11/1998
Deed Volume: 0013424
Deed Page: 0000121
Instrument: 00134240000121



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	1/1/1997	0000000000000000	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	\$310,332	\$65,000	\$375,332	\$375,332
2024	\$310,332	\$65,000	\$375,332	\$347,084
2023	\$363,334	\$65,000	\$428,334	\$315,531
2022	\$309,220	\$50,000	\$359,220	\$286,846
2021	\$210,769	\$50,000	\$260,769	\$260,769
2020	\$210,769	\$50,000	\$260,769	\$260,769

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.