



Address: [7759 PARK DOWNS DR](#)
City: FORT WORTH
Georeference: 31624H-11-18
Subdivision: PARK PLACE ADDITION-FORT WORTH
Neighborhood Code: 3K200G

Latitude: 32.8782705555
Longitude: -97.2865699494
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 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)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (12005)

Protest Deadline Date: 5/24/2024

Site Number: 07006071
Site Name: PARK PLACE ADDITION-FORT WORTH-11-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,896
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1721
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:
YUSHIN METAL INC
Primary Owner Address:
5050 QUORUM DR STE 225
DALLAS, TX 75254

Deed Date: 4/25/2023
Deed Volume:
Deed Page:
Instrument: [D223071748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	7/7/2022	D222173349		
ALMGREN SHELLEY D	11/22/2016	D216280188		
FRANKLIN ERNEST L	9/28/1998	00134530000435	0013453	0000435
PULTE HOME CORP OF TEXAS	1/1/1997	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	\$249,000	\$65,000	\$314,000	\$314,000
2024	\$249,000	\$65,000	\$314,000	\$314,000
2023	\$235,000	\$65,000	\$300,000	\$300,000
2022	\$231,522	\$50,000	\$281,522	\$266,256
2021	\$192,051	\$50,000	\$242,051	\$242,051
2020	\$172,584	\$50,000	\$222,584	\$222,584

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.