



**Address:** [7813 PARK DOWNS DR](#)  
**City:** FORT WORTH  
**Georeference:** 31624H-11-6  
**Subdivision:** PARK PLACE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K200G

**Latitude:** 32.87995163  
**Longitude:** -97.2866058443  
**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 6

**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:** 07006446

**Site Name:** PARK PLACE ADDITION-FORT WORTH-11-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,749

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$308,949

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRAN HUE T

**Primary Owner Address:**

7813 PARK DOWNS DR  
FORT WORTH, TX 76137-5451

**Deed Date:** 8/29/2003

**Deed Volume:** 0017137

**Deed Page:** 0000275

**Instrument:** [D203324365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOILAN D W III;MOILAN THERESE M	9/25/1998	00134400000197	0013440	0000197
PULTE HOME CORP OF TEXAS	4/14/1997	00127720000549	0012772	0000549
U S HOMES	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 <sup>+</sup>
2025	\$243,949	\$65,000	\$308,949	\$308,949
2024	\$243,949	\$65,000	\$308,949	\$305,667
2023	\$260,089	\$65,000	\$325,089	\$277,879
2022	\$216,318	\$50,000	\$266,318	\$252,617
2021	\$179,652	\$50,000	\$229,652	\$229,652
2020	\$161,571	\$50,000	\$211,571	\$211,571

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.