



Address: [7800 PARK DOWNS DR](#)
City: FORT WORTH
Georeference: 31624H-10-28
Subdivision: PARK PLACE ADDITION-FORT WORTH
Neighborhood Code: 3K200G

Latitude: 32.8795096185
Longitude: -97.2860832365
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 10 Lot 28

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: RESOLUTE PROPERTY TAX SOLUTIONS (400988)

Protest Deadline Date: 5/24/2024

Site Number: 07006497
Site Name: PARK PLACE ADDITION-FORT WORTH-10-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,263
Percent Complete: 100%
Land Sqft^{*}: 5,720
Land Acres^{*}: 0.1313
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

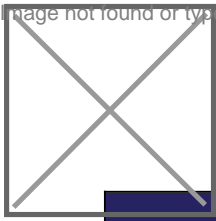
Current Owner:

LI YAN

Primary Owner Address:

239 N HICKORY BRANCH LN
ORANGE, CA 92869-4553

Deed Date: 12/5/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213311842](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPENCER JOHN;SPENCER TERESA	10/20/1998	00135110000408	0013511	0000408
U S HOME CORP	4/14/1997	00127720000549	0012772	0000549
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	\$257,000	\$65,000	\$322,000	\$322,000
2024	\$257,000	\$65,000	\$322,000	\$322,000
2023	\$285,000	\$65,000	\$350,000	\$350,000
2022	\$248,469	\$50,000	\$298,469	\$298,469
2021	\$183,000	\$50,000	\$233,000	\$233,000
2020	\$183,000	\$50,000	\$233,000	\$233,000

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.