



**Address:** [7501 ROYAL TROON DR](#)  
**City:** FORT WORTH  
**Georeference:** 18135H-1-8  
**Subdivision:** HIGHLANDS ADDITION, THE  
**Neighborhood Code:** 2N400V

**Latitude:** 32.8754077851  
**Longitude:** -97.431758792  
**TAD Map:** 2018-436  
**MAPSCO:** TAR-032P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHLANDS ADDITION, THE  
Block 1 Lot 8

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$536,952

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07040881  
**Site Name:** HIGHLANDS ADDITION, THE-1-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,433  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,080  
**Land Acres<sup>\*</sup>:** 0.3691  
**Pool:** Y

<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:**  
BECKNER FAMILY TRUST  
**Primary Owner Address:**  
7501 ROYAL TROON DR  
FORT WORTH, TX 76179

**Deed Date:** 3/19/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219055253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYONS SUZETTE M	12/28/2017	<a href="#">D217299604</a>		
JORDAN TROY W	3/21/2005	<a href="#">D205085013</a>	0000000	0000000
MANCUSO KATHY W	6/26/2003	00168940000034	0016894	0000034
FRIENDSHUH MATTHEW C	1/11/2001	00147110000451	0014711	0000451
SMITH NANCY M;SMITH RANDELL H	3/17/1998	00131310000122	0013131	0000122
BAILEE CUSTOM HOMES INC	11/25/1997	00130070000033	0013007	0000033
OPULENT ENTERPRISES LTD	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	\$418,202	\$118,750	\$536,952	\$499,392
2024	\$418,202	\$118,750	\$536,952	\$453,993
2023	\$458,324	\$93,750	\$552,074	\$412,721
2022	\$281,451	\$93,750	\$375,201	\$375,201
2021	\$293,527	\$93,750	\$387,277	\$367,872
2020	\$240,679	\$93,750	\$334,429	\$334,429

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.