



Address: [7509 ROYAL TROON DR](#)
City: FORT WORTH
Georeference: 18135H-1-10
Subdivision: HIGHLANDS ADDITION, THE
Neighborhood Code: 2N400V

Latitude: 32.8750946483
Longitude: -97.4323517513
TAD Map: 2018-436
MAPSCO: TAR-032P



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

PROPERTY DATA

Legal Description: HIGHLANDS ADDITION, THE
Block 1 Lot 10

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: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$614,297

Protest Deadline Date: 5/24/2024

Site Number: 07040911

Site Name: HIGHLANDS ADDITION, THE-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,023

Percent Complete: 100%

Land Sqft^{*}: 14,699

Land Acres^{*}: 0.3374

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CASSADY SUSAN K

Primary Owner Address:

7509 ROYAL TROON DR
FORT WORTH, TX 76179

Deed Date: 12/1/2020

Deed Volume:

Deed Page:

Instrument: [D220340616](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSADY JAMES BENJAMIN;CASSADY SUSAN KAY HALL;HALL JAMES E	8/25/2020	D220221616		
HALL CASSADY SUSAN KAY	6/30/2019	D219201013		
CASSADY HOWARD H;CASSADY SUSAN K	12/23/2014	D214281163		
PETERSON CHRIS;PETERSON KATIE	2/1/2010	D210022605	0000000	0000000
PETERSON KATIE	1/7/2008	D208001630	0000000	0000000
PETERSON CHRISTOPHER R;PETERSON KATI	8/1/2005	D205227547	0000000	0000000
DUNCAN DAVID LEE	12/10/2002	00163080000234	0016308	0000234
DUNCAN DAVID L;DUNCAN WENDY K	10/20/1997	00131200000402	0013120	0000402
BAILEE CUSTOM HOMES INC	7/15/1997	00128350000371	0012835	0000371
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 ⁺
2025	\$464,750	\$118,750	\$583,500	\$568,044
2024	\$495,547	\$118,750	\$614,297	\$516,404
2023	\$543,829	\$93,750	\$637,579	\$469,458
2022	\$333,030	\$93,750	\$426,780	\$426,780
2021	\$347,562	\$93,750	\$441,312	\$413,585
2020	\$282,236	\$93,750	\$375,986	\$375,986

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

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- 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.