

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07040911

Address: 7509 ROYAL TROON DR

City: FORT WORTH

Georeference: 18135H-1-10

Subdivision: HIGHLANDS ADDITION, THE

Neighborhood Code: 2N400V

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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%

Latitude: 32.8750946483

**TAD Map:** 2018-436 **MAPSCO:** TAR-032P

Longitude: -97.4323517513

**Land Sqft\***: 14,699 **Land Acres\***: 0.3374

Pool: Y

+++ Rounded.

### 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

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



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. <u>Tarrant County Tax Office Account Information</u>.

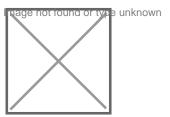
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$464,750	\$118,750	\$583,500	\$568,044
2024	\$495,547	\$118,750	\$614,297	\$516,404
2023	\$543,829	\$93,750	\$637,579	\$469,458
2022	\$333,030	\$93,750	\$426,780	\$426,780
2021	\$347,562	\$93,750	\$441,312	\$413,585
2020	\$282,236	\$93,750	\$375,986	\$375,986

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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