



**Address:** [7609 ROYAL TROON DR](#)  
**City:** FORT WORTH  
**Georeference:** 18135H-1-16  
**Subdivision:** HIGHLANDS ADDITION, THE  
**Neighborhood Code:** 2N400V

**Latitude:** 32.8742422481  
**Longitude:** -97.4337991935  
**TAD Map:** 2018-436  
**MAPSCO:** TAR-032N



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 16

**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:** NORTH TEXAS PROPERTY TAX SERV (00855)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07134614  
**Site Name:** HIGHLANDS ADDITION, THE-1-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,058  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,536  
**Land Acres<sup>\*</sup>:** 0.3107  
**Pool:** N

<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:**  
J & B WILLBANKS ENT LLC III  
**Primary Owner Address:**  
5400 ST EMILLION CT  
COLLEYVILLE, TX 76034

**Deed Date:** 11/6/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215254403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAINE R P;CRAINE SANDRA	10/26/1998	00135100000255	0013510	0000255
OPULENT ENTERPRISES LTD	1/1/1998	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	\$312,250	\$118,750	\$431,000	\$431,000
2024	\$367,950	\$118,750	\$486,700	\$486,700
2023	\$470,382	\$93,750	\$564,132	\$564,132
2022	\$308,120	\$93,750	\$401,870	\$401,870
2021	\$251,858	\$93,750	\$345,608	\$345,608
2020	\$251,858	\$93,750	\$345,608	\$345,608

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.