



Address: [7854 PARK DOWNS DR](#)
City: FORT WORTH
Georeference: 31548-5-1
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.8808043177
Longitude: -97.2860725257
TAD Map: 2060-440
MAPSCO: TAR-036K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK BEND ESTATES
ADDITION Block 5 Lot 1

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: 1999

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$378,754

Protest Deadline Date: 5/24/2024

Site Number: 07144008

Site Name: PARK BEND ESTATES ADDITION-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,864

Percent Complete: 100%

Land Sqft* : 5,671

Land Acres* : 0.1301

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:

COOK KEITH R
COOK MELISSA J

Primary Owner Address:

7854 PARK DOWNS DR
FORT WORTH, TX 76137-5484

Deed Date: 5/28/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213134766](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LITTLE REED D;LITTLE TERRI J	9/6/2002	00159660000006	0015966	0000006
RENDA JAMES	4/12/1999	00138010000348	0013801	0000348
PULTE HOME CORP OF TEXAS	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 ⁺
2025	\$275,879	\$65,000	\$340,879	\$340,879
2024	\$313,754	\$65,000	\$378,754	\$365,307
2023	\$347,518	\$65,000	\$412,518	\$332,097
2022	\$309,714	\$50,000	\$359,714	\$301,906
2021	\$224,460	\$50,000	\$274,460	\$274,460
2020	\$224,460	\$50,000	\$274,460	\$274,460

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.