



Address: [7940 PARK RIDGE DR](#)
City: FORT WORTH
Georeference: 31548-10-31
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200D

Latitude: 32.8821644508
Longitude: -97.2760214771
TAD Map: 2066-440
MAPSCO: TAR-036L



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 10 Lot 31

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$374,850

Protest Deadline Date: 5/24/2024

Site Number: 07211481

Site Name: PARK BEND ESTATES ADDITION-10-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,269

Percent Complete: 100%

Land Sqft* : 11,429

Land Acres* : 0.2623

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

LIVELY PHIL

LIVELY DONNA

Primary Owner Address:

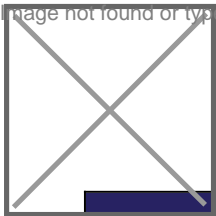
7940 PARK RIDGE DR
FORT WORTH, TX 76137

Deed Date: 3/30/2021

Deed Volume:

Deed Page:

Instrument: [D221088098](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HADDOCK RUSSELL;HADDOCK SARAH H	4/4/2001	00148310000020	0014831	0000020
PULTE HOME CORP OF TEXAS	1/1/1998	000000000000000	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	\$309,850	\$65,000	\$374,850	\$374,850
2024	\$309,850	\$65,000	\$374,850	\$370,080
2023	\$331,169	\$65,000	\$396,169	\$336,436
2022	\$260,851	\$45,000	\$305,851	\$305,851
2021	\$222,082	\$45,000	\$267,082	\$247,037
2020	\$179,579	\$45,000	\$224,579	\$224,579

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.