



Address: [7862 PARK DOWNS CT](#)
City: FORT WORTH
Georeference: 31548-5-23
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.881252077
Longitude: -97.2841178091
TAD Map: 2066-440
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 23

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,584

Protest Deadline Date: 5/24/2024

Site Number: 07212593

Site Name: PARK BEND ESTATES ADDITION-5-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,870

Percent Complete: 100%

Land Sqft^{*}: 6,875

Land Acres^{*}: 0.1578

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:

AVR CAPITAL LLC

Primary Owner Address:

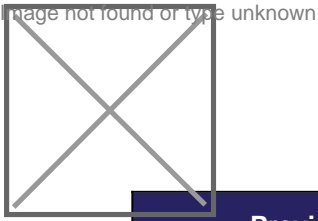
8553 N BEACH ST #164
FORT WORTH, TX 76244

Deed Date: 4/15/2024

Deed Volume:

Deed Page:

Instrument: [D224064610](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAVELA ADELINA;FAVELA JAMIE	3/28/2020	D220073773		
HEB HOMES LLC	3/27/2020	D220073771		
BROCK ANNIE D;BROCK ERIC T	10/7/1999	00140530000481	0014053	0000481
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	\$289,584	\$65,000	\$354,584	\$354,584
2024	\$289,584	\$65,000	\$354,584	\$350,855
2023	\$308,953	\$65,000	\$373,953	\$318,959
2022	\$259,003	\$50,000	\$309,003	\$289,963
2021	\$213,603	\$50,000	\$263,603	\$263,603
2020	\$192,175	\$50,000	\$242,175	\$242,175

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.