



**Address:** [7866 PARK DOWNS CT](#)  
**City:** FORT WORTH  
**Georeference:** 31548-5-24  
**Subdivision:** PARK BEND ESTATES ADDITION  
**Neighborhood Code:** 3K200F

**Latitude:** 32.8814166378  
**Longitude:** -97.2841139491  
**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 24

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07212607

**Site Name:** PARK BEND ESTATES ADDITION-5-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 2,977

**Percent Complete:** 100%

**Land Sqft\*** : 8,125

**Land Acres\*** : 0.1865

**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:**

SANCEN JOSE LUIS  
SANCEN SARY A

**Primary Owner Address:**

7866 PARK DOWNS CT  
FORT WORTH, TX 76137

**Deed Date:** 5/18/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223087552](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEAVER MELISSA;WEAVER MICHAEL	11/22/2006	<a href="#">D206374037</a>	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	10/19/2005	<a href="#">D205324074</a>	0000000	0000000
MORTGAGE ELEC REG SYSTEMS INC	10/4/2005	<a href="#">D205300886</a>	0000000	0000000
WILLIAMS CINDY;WILLIAMS PAUL O	4/23/2002	00156390000026	0015639	0000026
HOLTHUS JEFFREY S;HOLTHUS NANCY	9/16/1999	00140210000082	0014021	0000082
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 <sup>+</sup>
2025	\$321,000	\$65,000	\$386,000	\$386,000
2024	\$321,000	\$65,000	\$386,000	\$386,000
2023	\$401,432	\$65,000	\$466,432	\$394,043
2022	\$336,344	\$50,000	\$386,344	\$358,221
2021	\$275,655	\$50,000	\$325,655	\$325,655
2020	\$247,000	\$50,000	\$297,000	\$297,000

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.