

Tarrant Appraisal District

Property Information | PDF

Account Number: 07212623

Address: 7859 PARK FALLS CT

City: FORT WORTH
Georeference: 31548-5-26

Subdivision: PARK BEND ESTATES ADDITION

Neighborhood Code: 3K200F

Googlet Mapd 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 26

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: \$318.486

Protest Deadline Date: 5/24/2024

Site Number: 07212623

Site Name: PARK BEND ESTATES ADDITION-5-26

Site Class: A1 - Residential - Single Family

Latitude: 32.8812480379

TAD Map: 2066-440 **MAPSCO:** TAR-036K

Longitude: -97.2837209877

Parcels: 1

Approximate Size+++: 1,753
Percent Complete: 100%

Land Sqft*: 6,169 **Land Acres***: 0.1416

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

RUIZ ROSAS LLUVIA IRIS **Primary Owner Address:** 7859 PARK FALLS CT FORT WORTH, TX 76137 Deed Date: 7/19/2024

Deed Volume: Deed Page:

Instrument: D224127817

06-30-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOSI JUSTIN RAY	8/1/2022	D222192233		
GODREAU ALEXANDER KUHLMANN;LUCIANO PAOLA ESTHER RODRIGUEZ	7/2/2018	D218147491		
OPENDOOR PROPERTY D LLC	4/20/2018	D218087177		
ROBBINS THOMAS	11/29/2016	D216279335		
KIOUS CHAD;KIOUS ELIZABETH C	4/19/2012	D212098325	0000000	0000000
WATTS DIXIE;WATTS ROBERT	11/1/2005	D205339953	0000000	0000000
WATTS DIXIE D;WATTS ROBERT C	2/19/2004	D204058611	0000000	0000000
BANK ONE NA	7/1/2003	D203252197	0016922	0000357
MARTIN DEMETRIC;MARTIN RENA	11/16/1999	00141120000231	0014112	0000231
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. <u>Tarrant County Tax Office Account Information</u>.

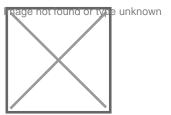
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$253,486	\$65,000	\$318,486	\$318,486
2024	\$253,486	\$65,000	\$318,486	\$318,486
2023	\$271,678	\$65,000	\$336,678	\$336,678
2022	\$229,467	\$50,000	\$279,467	\$260,519
2021	\$186,835	\$50,000	\$236,835	\$236,835
2020	\$166,714	\$50,000	\$216,714	\$216,714

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

06-30-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

06-30-2025 Page 3