



**Address:** [7859 PARK FALLS CT](#)  
**City:** FORT WORTH  
**Georeference:** 31548-5-26  
**Subdivision:** PARK BEND ESTATES ADDITION  
**Neighborhood Code:** 3K200F

**Latitude:** 32.8812480379  
**Longitude:** -97.2837209877  
**TAD Map:** 2066-440  
**MAPSCO:** TAR-036K



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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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,753

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,169

**Land Acres<sup>\*</sup>:** 0.1416

**Pool:** N

<sup>+++</sup> Rounded.

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

## 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](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOSI JUSTIN RAY	8/1/2022	<a href="#">D222192233</a>		
GODREAU ALEXANDER KUHLMANN;LUCIANO PAOLA ESTHER RODRIGUEZ	7/2/2018	<a href="#">D218147491</a>		
OPENDOOR PROPERTY D LLC	4/20/2018	<a href="#">D218087177</a>		
ROBBINS THOMAS	11/29/2016	<a href="#">D216279335</a>		
KIOUS CHAD;KIOUS ELIZABETH C	4/19/2012	<a href="#">D212098325</a>	0000000	0000000
WATTS DIXIE;WATTS ROBERT	11/1/2005	<a href="#">D205339953</a>	0000000	0000000
WATTS DIXIE D;WATTS ROBERT C	2/19/2004	<a href="#">D204058611</a>	0000000	0000000
BANK ONE NA	7/1/2003	<a href="#">D203252197</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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## Tarrant Appraisal District Property Information | PDF

- 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.