



**Address:** [7858 PARK FALLS CT](#)  
**City:** FORT WORTH  
**Georeference:** 31548-5-31  
**Subdivision:** PARK BEND ESTATES ADDITION  
**Neighborhood Code:** 3K200F

**Latitude:** 32.8810847508  
**Longitude:** -97.2830758757  
**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 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:** 1999

**Personal Property Account:** N/A

**Agent:** KIRKWOOD & DARBY INC (00090)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$356,254

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

**Site Number:** 07212682

**Site Name:** PARK BEND ESTATES ADDITION-5-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,907

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,829

**Land Acres<sup>\*</sup>:** 0.1567

**Pool:** Y

<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:**

DRABIK AND SINGLETARY FAMILY TRUST

**Primary Owner Address:**

7858 PARK FALLS CT  
FORT WORTH, TX 76137

**Deed Date:** 8/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221243949](#)

| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| SINGLETARY CATHERINE M              | 12/18/2017 | <a href="#">D218003674</a> |             |           |
| SINGLETARY CATHERINE;SINGLETARY JAY | 10/5/1999  | 00140470000288             | 0014047     | 0000288   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$261,000          | \$65,000    | \$326,000    | \$326,000                    |
| 2024 | \$291,254          | \$65,000    | \$356,254    | \$323,392                    |
| 2023 | \$310,895          | \$65,000    | \$375,895    | \$293,993                    |
| 2022 | \$260,491          | \$50,000    | \$310,491    | \$267,266                    |
| 2021 | \$192,969          | \$50,000    | \$242,969    | \$242,969                    |
| 2020 | \$192,969          | \$50,000    | \$242,969    | \$242,969                    |

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.