



**Address:** [7849 TEAL DR](#)  
**City:** FORT WORTH  
**Georeference:** 31548-7-30  
**Subdivision:** PARK BEND ESTATES ADDITION  
**Neighborhood Code:** 3K200F

**Latitude:** 32.8815406374  
**Longitude:** -97.2812829433  
**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 7 Lot 30

**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:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$415,126

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

**Site Number:** 07359152

**Site Name:** PARK BEND ESTATES ADDITION-7-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,898

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,184

**Land Acres<sup>\*</sup>:** 0.1190

**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:**

JANCA JOC W

JANCA MITZI

**Primary Owner Address:**

7849 TEAL DR

FORT WORTH, TX 76137-5433

**Deed Date:** 5/13/2013

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D213130557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JANCA JOC WAYNE;JANCA MITZI A	12/26/2011	<a href="#">D211312307</a>	0000000	0000000
JANCA J WAYNE	12/8/2010	<a href="#">D211052238</a>	0000000	0000000
JANCA CYNTHIA;JANCA JOC WAYNE	10/4/2007	<a href="#">D207363899</a>	0000000	0000000
WATSON BETTE D;WATSON HAROLD E	9/4/2003	<a href="#">D203336670</a>	0017176	0000190
WILLIAMS CALVIN A;WILLIAMS CAROL	11/1/2000	00146050000396	0014605	0000396
PULTE HOME CORP OF TEXAS	1/1/1999	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	\$308,600	\$65,000	\$373,600	\$373,600
2024	\$350,126	\$65,000	\$415,126	\$370,180
2023	\$331,240	\$65,000	\$396,240	\$336,527
2022	\$297,733	\$50,000	\$347,733	\$305,934
2021	\$228,122	\$50,000	\$278,122	\$278,122
2020	\$209,900	\$50,000	\$259,900	\$259,900

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.