



Address: [7851 TEAL DR](#)
City: FORT WORTH
Georeference: 31548-7-31
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.8816521675
Longitude: -97.2813960699
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 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: 2000

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07359160

Site Name: PARK BEND ESTATES ADDITION-7-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,979

Percent Complete: 100%

Land Sqft^{*}: 5,619

Land Acres^{*}: 0.1289

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TRAN THI KIM NGAN

Primary Owner Address:

7851 TEAL DR
FORT WORTH, TX 76137

Deed Date: 9/9/2022

Deed Volume:

Deed Page:

Instrument: [D222225779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	5/4/2021	D222118071		
PEARCE JEFF A;PEARCE SHANNON	5/11/2005	D205140414	0000000	0000000
PEARCE JOAN M	7/31/2002	00158750000005	0015875	0000005
VANDERBILT MTG & FINANCE INC	11/26/2001	00153200000109	0015320	0000109
LALANI LAILA;LALANI RAMZANALI	1/26/2001	00147350000024	0014735	0000024
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 ⁺
2025	\$262,748	\$65,000	\$327,748	\$327,748
2024	\$324,882	\$65,000	\$389,882	\$389,882
2023	\$311,000	\$65,000	\$376,000	\$376,000
2022	\$301,052	\$50,000	\$351,052	\$316,920
2021	\$238,109	\$50,000	\$288,109	\$288,109
2020	\$216,423	\$50,000	\$266,423	\$266,423

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.