



Address: [7405 GRASS VALLEY TR](#)
City: FORT WORTH
Georeference: 42437D-6-13
Subdivision: TRAIL LAKE ESTATES ADDN-FT WTH
Neighborhood Code: 4S001H

Latitude: 32.6362467192
Longitude: -97.40175784
TAD Map: 2030-352
MAPSCO: TAR-103E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TRAIL LAKE ESTATES ADDN-
FT WTH Block 6 Lot 13

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 07956797

Site Name: TRAIL LAKE ESTATES ADDN-FT WTH-6-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,268

Percent Complete: 100%

Land Sqft^{*}: 6,099

Land Acres^{*}: 0.1400

Pool: N

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$237,854

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EDDIE R HUTSON REVOCABLE TRUST

Primary Owner Address:

7405 GRASS VALLEY TRL
FORT WORTH, TX 76123

Deed Date: 2/15/2024

Deed Volume:

Deed Page:

Instrument: [D224026271](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTSON EDDIE	6/11/2021	D221173823		
OPENDOOR PROPERTY TRUST I	4/13/2021	D221106460		
PRASLICKA JOSEPH	7/13/2012	D212172104	0000000	0000000
1ST CHOICE HOUSE BUYING INC	5/25/2012	D212129121	0000000	0000000
JACKSON VIRGINIA B	11/30/2004	D204378346	0000000	0000000
CHOICE HOMES INC	7/27/2004	D204235216	0000000	0000000
J DOUG MCCLURE CONST INC	1/1/2002	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 ⁺
2025	\$202,854	\$35,000	\$237,854	\$237,854
2024	\$202,854	\$35,000	\$237,854	\$237,854
2023	\$200,935	\$35,000	\$235,935	\$232,658
2022	\$176,507	\$35,000	\$211,507	\$211,507
2021	\$127,426	\$35,000	\$162,426	\$162,426
2020	\$127,426	\$35,000	\$162,426	\$162,426

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

There are no exemptions for this property

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.