



Address: [7524 GRASS VALLEY TR](#)
City: FORT WORTH
Georeference: 42437D-4-18
Subdivision: TRAIL LAKE ESTATES ADDN-FT WTH
Neighborhood Code: 4S001H

Latitude: 32.6337431693
Longitude: -97.402310269
TAD Map: 2030-348
MAPSCO: TAR-103J



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 4 Lot 18

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: 40143422

Site Name: TRAIL LAKE ESTATES ADDN-FT WTH-4-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,491

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

Pool: N

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$247,671

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:

AVILA JAIME

Primary Owner Address:

7524 GRASS VALLEY TRL
FORT WORTH, TX 76123

Deed Date: 8/31/2015

Deed Volume:

Deed Page:

Instrument: [D215198782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
U S A VETERANS AFFAIRS ADMINISTRATION	7/22/2015	D215163718		
OCWEN LOAN SERVICING LLC	6/2/2015	D215120523		
HYDER QUEEN	5/4/2012	000000000000000	0000000	0000000
HYDER ED EST	9/18/2006	D206294296	0000000	0000000
CHOICE HOMES INC	4/25/2006	D206127641	0000000	0000000
J DOUG MCCLURE CONST INC	4/2/2003	000000000000000	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	\$212,671	\$35,000	\$247,671	\$247,671
2024	\$212,671	\$35,000	\$247,671	\$239,917
2023	\$210,469	\$35,000	\$245,469	\$218,106
2022	\$183,261	\$35,000	\$218,261	\$198,278
2021	\$146,885	\$35,000	\$181,885	\$180,253
2020	\$128,866	\$35,000	\$163,866	\$163,866

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.