



Address: [7516 GRASS VALLEY TR](#)
City: FORT WORTH
Georeference: 42437D-4-20
Subdivision: TRAIL LAKE ESTATES ADDN-FT WTH
Neighborhood Code: 4S001H

Latitude: 32.63401819
Longitude: -97.4023082835
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 20

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: 40143449
Site Name: TRAIL LAKE ESTATES ADDN-FT WTH-4-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,581
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: \$256,863
Protest Deadline Date: 5/24/2024

+++ Rounded.

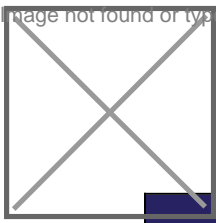
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LIVING BILLY JOE
 LIVING ASHLEY NICOLE
Primary Owner Address:
 7516 GRASS VALLEY TRL
 FORT WORTH, TX 76123

Deed Date: 9/30/2019
Deed Volume:
Deed Page:
Instrument: [D219225757](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JORDAN JERIANNE	5/25/2006	D206162187	0000000	0000000
CHOICE HOMES INC	2/14/2006	D206044585	0000000	0000000
J DOUG MCCLURE CONST INC	1/1/2002	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	\$221,863	\$35,000	\$256,863	\$256,863
2024	\$221,863	\$35,000	\$256,863	\$250,755
2023	\$219,573	\$35,000	\$254,573	\$227,959
2022	\$191,255	\$35,000	\$226,255	\$207,235
2021	\$153,395	\$35,000	\$188,395	\$188,395
2020	\$134,641	\$35,000	\$169,641	\$169,641

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.