



Address: [7512 GRASS VALLEY TR](#)
City: FORT WORTH
Georeference: 42437D-4-21
Subdivision: TRAIL LAKE ESTATES ADDN-FT WTH
Neighborhood Code: 4S001H

Latitude: 32.6341557459
Longitude: -97.4023078435
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 21

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)

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40143457
Site Name: TRAIL LAKE ESTATES ADDN-FT WTH-4-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,256
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 0.1300
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:
SHEARS KEISHA L
Primary Owner Address:
7512 GRASS VALLEY TR
FORT WORTH, TX 76123-2875

Deed Date: 8/22/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206269789](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/18/2006	D206116818	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	\$194,298	\$35,000	\$229,298	\$229,298
2024	\$194,298	\$35,000	\$229,298	\$229,298
2023	\$192,321	\$35,000	\$227,321	\$227,321
2022	\$167,779	\$35,000	\$202,779	\$202,779
2021	\$134,963	\$35,000	\$169,963	\$169,963
2020	\$118,713	\$35,000	\$153,713	\$153,713

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.