



Address: [7448 GRASS VALLEY TR](#)
City: FORT WORTH
Georeference: 42437D-4-25
Subdivision: TRAIL LAKE ESTATES ADDN-FT WTH
Neighborhood Code: 4S001H

Latitude: 32.6347078155
Longitude: -97.4023051608
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 4 Lot 25

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: 40143503

Site Name: TRAIL LAKE ESTATES ADDN-FT WTH-4-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,291

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

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:

BROWN GENIE A

Primary Owner Address:

7448 GRASS VALLEY TRL
FORT WORTH, TX 76123

Deed Date: 12/29/2017

Deed Volume:

Deed Page:

Instrument: [D217299742](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FACIANA MICHAEL E	12/28/2017	D217299741		
FACIANA AMANDA;FACIANA MICHAEL E	10/6/2010	D211183242	0000000	0000000
FEDERAL NATIONAL MTG ASSN	10/5/2010	D210256459	0000000	0000000
FACIANA MICHAEL E	6/21/2006	D206192448	0000000	0000000
CHOICE HOMES INC	2/28/2006	D206057711	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	\$197,491	\$35,000	\$232,491	\$232,491
2024	\$197,491	\$35,000	\$232,491	\$232,491
2023	\$195,472	\$35,000	\$230,472	\$230,472
2022	\$170,442	\$35,000	\$205,442	\$205,442
2021	\$136,974	\$35,000	\$171,974	\$171,974
2020	\$120,399	\$35,000	\$155,399	\$155,399

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.