



**Address:** [7516 FALLEN TR](#)  
**City:** FORT WORTH  
**Georeference:** 42437D-5-20  
**Subdivision:** TRAIL LAKE ESTATES ADDN-FT WTH  
**Neighborhood Code:** 4S001H

**Latitude:** 32.6340204526  
**Longitude:** -97.4014294273  
**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 5 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:** 40143759  
**Site Name:** TRAIL LAKE ESTATES ADDN-FT WTH-5-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,990  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**Land Acres<sup>\*</sup>:** 0.1300  
**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PETEET-FRANKS CLINTON JAMES  
FLORES ROXANA L MOLINA

**Primary Owner Address:**

7516 FALLEN TR  
FORT WORTH, TX 76123

**Deed Date:** 9/27/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223175043](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CURTIS JESSICA L	9/7/2012	<a href="#">D212269915</a>	0000000	0000000
BARNES ARLETT DEAL;BARNES JESSICA	9/14/2006	<a href="#">D206292486</a>	0000000	0000000
CHOICE HOMES INC	4/18/2006	<a href="#">D206116818</a>	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 <sup>+</sup>
2025	\$280,943	\$35,000	\$315,943	\$315,943
2024	\$280,943	\$35,000	\$315,943	\$315,943
2023	\$277,994	\$35,000	\$312,994	\$254,007
2022	\$241,707	\$35,000	\$276,707	\$230,915
2021	\$193,196	\$35,000	\$228,196	\$209,923
2020	\$155,839	\$35,000	\$190,839	\$190,839

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.