



**Address:** [7238 IRISH VALLEY TR](#)  
**City:** FORT WORTH  
**Georeference:** 42437D-10-10  
**Subdivision:** TRAIL LAKE ESTATES ADDN-FT WTH  
**Neighborhood Code:** A4S010C

**Latitude:** 32.6397490912  
**Longitude:** -97.4022123782  
**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 10 Lot 10

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40297683

**Site Name:** TRAIL LAKE ESTATES ADDN-FT WTH-10-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,536

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,941

**Land Acres<sup>\*</sup>:** 0.0675

**Pool:** N

<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:**

NEZAK HOLDINGS LLC

**Primary Owner Address:**

5664 DENTON HWY  
HALTOM CITY, TX 76148

**Deed Date:** 1/19/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223011829](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BACHANT CARIN;FRIEDLANDER BRAD;KAZEN ADRIAN M	10/31/2018	<a href="#">D218247222</a>		
HAMMOND JATAUAN L	9/28/2005	<a href="#">D205301570</a>	0000000	0000000
CHOICE HOMES INC	5/17/2005	<a href="#">D205140834</a>	0000000	0000000
J DOUG MCCLURE CONST INC	1/1/2003	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	\$125,729	\$40,000	\$165,729	\$165,729
2024	\$156,036	\$40,000	\$196,036	\$196,036
2023	\$196,197	\$12,000	\$208,197	\$208,197
2022	\$126,000	\$12,000	\$138,000	\$138,000
2021	\$126,000	\$12,000	\$138,000	\$138,000
2020	\$126,000	\$12,000	\$138,000	\$138,000

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.