



**Address:** [7265 DECOY LN](#)  
**City:** FORT WORTH  
**Georeference:** 24669-8-3  
**Subdivision:** MALLARD COVE  
**Neighborhood Code:** 1B200J

**Latitude:** 32.7857305997  
**Longitude:** -97.1974139709  
**TAD Map:** 2090-404  
**MAPSCO:** TAR-066L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MALLARD COVE Block 8 Lot 3

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$363,703

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

**Site Number:** 40354962

**Site Name:** MALLARD COVE-8-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,854

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

VANDYKE KELLI J

**Primary Owner Address:**

7265 DECOY LN  
FORT WORTH, TX 76120-1641

**Deed Date:** 6/17/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204195377](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/13/2004	<a href="#">D204114185</a>	0000000	0000000
MALLARD COVE LP	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	\$313,703	\$50,000	\$363,703	\$350,415
2024	\$313,703	\$50,000	\$363,703	\$318,559
2023	\$312,132	\$50,000	\$362,132	\$289,599
2022	\$243,734	\$40,000	\$283,734	\$263,272
2021	\$200,490	\$40,000	\$240,490	\$239,338
2020	\$186,910	\$40,000	\$226,910	\$217,580

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.