



Address: [2717 WAKECREST DR](#)
City: FORT WORTH
Georeference: 42437L-1-23
Subdivision: TRAIL RIDGE ESTATES-FT WORTH
Neighborhood Code: 2W300M

Latitude: 32.7342196071
Longitude: -97.5113886048
TAD Map: 1994-388
MAPSCO: TAR-072J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAIL RIDGE ESTATES-FT WORTH Block 1 Lot 23

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: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40367274

Site Name: TRAIL RIDGE ESTATES-FT WORTH-1-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,861

Percent Complete: 100%

Land Sqft^{*}: 5,039

Land Acres^{*}: 0.1156

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:

LATHEM LANNY

Primary Owner Address:

2717 WAKECREST DR
FORT WORTH, TX 76108-6905

Deed Date: 8/15/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207294928](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	8/17/2004	D204258744	0000000	0000000
FW-TRAIL RIDGE LTD	1/1/2003	0000000000000000	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	\$278,426	\$50,000	\$328,426	\$328,426
2024	\$278,426	\$50,000	\$328,426	\$328,426
2023	\$276,617	\$50,000	\$326,617	\$299,298
2022	\$237,931	\$35,000	\$272,931	\$272,089
2021	\$232,001	\$35,000	\$267,001	\$247,354
2020	\$189,867	\$35,000	\$224,867	\$224,867

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.