



Address: [521 W CLOVER PARK DR](#)
City: FORT WORTH
Georeference: 31741H-9-17
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.6004959773
Longitude: -97.3277250319
TAD Map: 2048-336
MAPSCO: TAR-119A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKS OF DEER CREEK
ADDITION Block 9 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$327,408

Protest Deadline Date: 5/24/2024

Site Number: 40458121

Site Name: PARKS OF DEER CREEK ADDITION-9-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,619

Percent Complete: 100%

Land Sqft^{*}: 6,853

Land Acres^{*}: 0.1573

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:

FREDERICK MATTHEW E
FREDERICK QUYNHANH

Primary Owner Address:

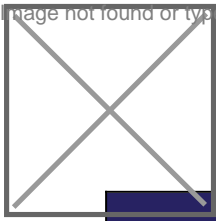
521 W CLOVER PARK DR
FORT WORTH, TX 76140

Deed Date: 11/10/2014

Deed Volume:

Deed Page:

Instrument: [D214248923](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PALACIOS LISA L	9/29/2005	D205299301	0000000	0000000
LEGACY/MONTEREY HOMES LP	11/24/2004	D204373619	0000000	0000000
LUMBERMAN'S INVESTMENT CORP	1/1/2004	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	\$267,408	\$60,000	\$327,408	\$327,408
2024	\$267,408	\$60,000	\$327,408	\$309,857
2023	\$301,986	\$40,000	\$341,986	\$281,688
2022	\$235,245	\$40,000	\$275,245	\$256,080
2021	\$192,800	\$40,000	\$232,800	\$232,800
2020	\$172,257	\$40,000	\$212,257	\$212,257

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.