



Address: [425 ELK RUN DR](#)
City: FORT WORTH
Georeference: 31741H-7-11
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.5986774356
Longitude: -97.325994161
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 7 Lot 11

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: 2006

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40535789

Site Name: PARKS OF DEER CREEK ADDITION-7-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,162

Percent Complete: 100%

Land Sqft^{*}: 5,775

Land Acres^{*}: 0.1325

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:

TRICON SFR 2023-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780

Deed Date: 11/29/2023

Deed Volume:

Deed Page:

Instrument: [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196850		
2013B PROPERTY OWNER LLC	8/27/2014	D214189539		
AMERICAN REAL ESTATE INV LLC	5/8/2014	D214096983	0000000	0000000
LARTIGUE ANGELLE	7/28/2006	D206250366	0000000	0000000
LEGACY/MONTEREY HOMES LP	12/21/2005	D205387755	0000000	0000000
LUMBERMAN'S INVESTMENT CORP	1/1/2004	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	\$166,290	\$60,000	\$226,290	\$226,290
2024	\$213,000	\$60,000	\$273,000	\$273,000
2023	\$267,494	\$40,000	\$307,494	\$307,494
2022	\$211,888	\$40,000	\$251,888	\$251,888
2021	\$168,000	\$40,000	\$208,000	\$208,000
2020	\$151,278	\$40,000	\$191,278	\$191,278

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.