



Address: [7313 COMANCHE TR](#)
City: LAKE WORTH
Georeference: 21080-33-18R
Subdivision: INDIAN OAKS SUBDIVISION
Neighborhood Code: 2N060A

Latitude: 32.8072823696
Longitude: -97.4449430553
TAD Map: 2012-412
MAPSCO: TAR-045Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: INDIAN OAKS SUBDIVISION
Block 33 Lot 18R

Jurisdictions:

CITY OF LAKE WORTH (016)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$274,758

Protest Deadline Date: 5/24/2024

Site Number: 40690199

Site Name: INDIAN OAKS SUBDIVISION-33-18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,297

Percent Complete: 100%

Land Sqft^{*}: 27,144

Land Acres^{*}: 0.6231

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:

MOLINA LIVING TRUST

Primary Owner Address:

22943 CATSKILL AVE
CARSON, CA 90745

Deed Date: 10/17/2024

Deed Volume:

Deed Page:

Instrument: [D224185970](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERDA MOLINDA MICAELA	2/8/2022	D222043226		
CERDA MARIA C;CERDA MOLINA M	7/21/2015	D215190372		
CERDA MARIA C	12/22/2014	D215117149		
CERDA ISIDRO M;CERDA MARIA	4/23/2007	D207144723	0000000	0000000
EMERY TIM	12/13/2005	D206002735	0000000	0000000
SUN TRUST VENTURES INC	11/9/2004	D205019943	0000000	0000000
S L MANAGEMENT LLC	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	\$230,436	\$44,322	\$274,758	\$274,758
2024	\$230,436	\$44,322	\$274,758	\$274,758
2023	\$215,774	\$44,322	\$260,096	\$260,096
2022	\$157,694	\$44,299	\$201,993	\$201,993
2021	\$158,435	\$21,250	\$179,685	\$165,750
2020	\$145,327	\$21,250	\$166,577	\$150,682

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.