



**Address:** [7604 TRAILRIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 18410G-4-102  
**Subdivision:** HILLS OF LAKE COUNTRY  
**Neighborhood Code:** 2N400Z

**Latitude:** 32.8878455003  
**Longitude:** -97.4404586552  
**TAD Map:** 2018-444  
**MAPSCO:** TAR-032J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLS OF LAKE COUNTRY  
Block 4 Lot 102

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2021  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$450,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41319338  
**Site Name:** HILLS OF LAKE COUNTRY-4-102  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,191  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,324  
**Land Acres<sup>\*</sup>:** 0.2370  
**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:**  
LENZ UNIQUE NICOLE  
**Primary Owner Address:**  
7604 TRAILRIDGE DR  
FORT WORTH, TX 76179

**Deed Date:** 2/29/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224035591](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKIPPER ANDREA ESTELLE;SKIPPER THOMAS LONDON	10/15/2021	<a href="#">D221303077</a>		
WRH LAKE COUNTRY LLC	7/10/2019	<a href="#">D219159014</a>		
ZOOD LP	1/1/2007	00000000000000	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	\$340,000	\$110,000	\$450,000	\$450,000
2024	\$340,000	\$110,000	\$450,000	\$450,000
2023	\$443,000	\$60,000	\$503,000	\$503,000
2022	\$330,347	\$60,000	\$390,347	\$390,347
2021	\$0	\$24,500	\$24,500	\$24,500
2020	\$0	\$24,500	\$24,500	\$24,500

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.