



**Address:** [7728 TUDANCA TR](#)  
**City:** FORT WORTH  
**Georeference:** 31821-24-17  
**Subdivision:** PARR TRUST  
**Neighborhood Code:** 3K900E

**Latitude:** 32.880493434  
**Longitude:** -97.3277251703  
**TAD Map:** 2048-440  
**MAPSCO:** TAR-035N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARR TRUST Block 24 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$380,825

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41680774

**Site Name:** PARR TRUST-24-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,959

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,951

**Land Acres<sup>\*</sup>:** 0.2514

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MARRERO LUIS  
CABALLERO LIURMA

**Primary Owner Address:**

7728 TUDANCA TRL  
FORT WORTH, TX 76131

**Deed Date:** 1/8/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225005835](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARBEE DAVID;BARBEE JANICE L	2/21/2017	<a href="#">D217173548</a>		
ERIKSON CHARLES W;ERIKSON CHERYL A	12/11/2015	<a href="#">D215278411</a>		
PULTE HOMES OF TEXAS LP	1/1/2013	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 <sup>+</sup>
2025	\$320,825	\$60,000	\$380,825	\$344,064
2024	\$320,825	\$60,000	\$380,825	\$312,785
2023	\$320,523	\$60,000	\$380,523	\$284,350
2022	\$252,778	\$60,000	\$312,778	\$258,500
2021	\$175,000	\$60,000	\$235,000	\$235,000
2020	\$175,000	\$60,000	\$235,000	\$235,000

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.