



Address: [7840 TUDANCA TR](#)
City: FORT WORTH
Georeference: 31821-19-51
Subdivision: PARR TRUST
Neighborhood Code: 3K900D

Latitude: 32.8829937543
Longitude: -97.3291817172
TAD Map: 2048-436
MAPSCO: TAR-035J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARR TRUST Block 19 Lot 51

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: 2016

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 800009803

Site Name: PARR TRUST Block 19 Lot 51

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,171

Percent Complete: 100%

Land Sqft^{*}: 6,882

Land Acres^{*}: 0.1580

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:

CHAU NHUY VAN
NGUYEN PHUONG LOAN THI

Primary Owner Address:

7840 TUDANCA TRL
FORT WORTH, TX 76131

Deed Date: 2/8/2017

Deed Volume:

Deed Page:

Instrument: [D217031391](#)

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	\$268,153	\$78,764	\$346,917	\$346,917
2024	\$307,520	\$60,000	\$367,520	\$361,804
2023	\$325,931	\$60,000	\$385,931	\$328,913
2022	\$278,452	\$60,000	\$338,452	\$299,012
2021	\$211,829	\$60,000	\$271,829	\$271,829
2020	\$191,048	\$60,000	\$251,048	\$251,048

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.