



Address: [7821 TUDANCA TR](#)
City: FORT WORTH
Georeference: 31821-76-20
Subdivision: PARR TRUST
Neighborhood Code: 3K900D

Latitude: 32.8821249051
Longitude: -97.329224689
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 76 Lot 20

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: None
Protest Deadline Date: 5/24/2024

Site Number: 800009836
Site Name: PARR TRUST 76 20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,771
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1300
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:

TIMSINA SHITOSHNA
BHATTARAI SHRADHA
Primary Owner Address:
7821 TUDANCA TRL
FORT WORTH, TX 76131

Deed Date: 6/3/2019
Deed Volume:
Deed Page:
Instrument: [D219119114](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAGLE SABIN;WAGLE SABINA P	9/23/2016	D216225361		

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	\$255,000	\$60,000	\$315,000	\$315,000
2024	\$255,000	\$60,000	\$315,000	\$315,000
2023	\$280,000	\$60,000	\$340,000	\$302,510
2022	\$249,457	\$60,000	\$309,457	\$275,009
2021	\$190,008	\$60,000	\$250,008	\$250,008
2020	\$171,468	\$60,000	\$231,468	\$231,468

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.