



**Address:** [7516 RHYNER WAY](#)  
**City:** FORT WORTH  
**Georeference:** 31808M-1-23-71  
**Subdivision:** PARKWOOD HILL ADDITION  
**Neighborhood Code:** 3K200Q

**Latitude:** 32.877422028  
**Longitude:** -97.2625802166  
**TAD Map:** 2072-440  
**MAPSCO:** TAR-036R



Google Map or type unknown

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

**PROPERTY DATA**

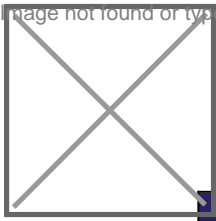
**Legal Description:** PARKWOOD HILL ADDITION  
Block 1 Lot 23 PLAT D220164105

<b>Jurisdictions:</b>	<b>Site Number:</b> 800055947
CITY OF FORT WORTH (026)	<b>Site Name:</b> PARKWOOD HILL ADDITION Block 1 Lot 23 PLAT D220164105
TARRANT COUNTY (220)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size<sup>+++</sup>:</b> 3,402
KELLER ISD (907)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft<sup>*</sup>:</b> 9,583
<b>Year Built:</b> 2021	<b>Land Acres<sup>*</sup>:</b> 0.2200
<b>Personal Property Account:</b> N/A	
<b>Agent:</b> CHANDLER CROUCH (66139)	
<b>Notice Sent Date:</b> 4/15/2025	
<b>Notice Value:</b> \$502,702	
<b>Protest Deadline Date:</b> 5/24/2024	

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

<b>Current Owner:</b> SIMPSON FAMILY TRUST	<b>Deed Date:</b> 10/29/2024
<b>Primary Owner Address:</b> 7516 RHYNER WAY FORT WORTH, TX 76137	<b>Deed Volume:</b>
	<b>Deed Page:</b>
	<b>Instrument:</b> <a href="#">D224196191</a>



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON WILLIAM BYRON	9/29/2021	<a href="#">D221292511</a>		
GEHAN HOMES LTD	2/8/2021	<a href="#">D221038312</a>		

## 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	\$427,702	\$75,000	\$502,702	\$502,702
2024	\$427,702	\$75,000	\$502,702	\$502,702
2023	\$489,487	\$75,000	\$564,487	\$551,100
2022	\$412,818	\$70,000	\$482,818	\$482,818
2021	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.