



Address: [6949 FALCONER WAY](#)
City: FORT WORTH
Georeference: 31682-7-11
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050H

Latitude: 32.8627454722
Longitude: -97.4049645623
TAD Map: 2024-432
MAPSCO: TAR-033W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKVIEW HILLS Block 7 Lot 11
50% UNDIVIDED INTEREST
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)
Site Number: 800057764
Site Name: PARKVIEW HILLS Block 7 Lot 11 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 2,237
State Code: A
Year Built: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024
Percent Complete: 100%
Land Sqft*: 5,750
Land Acres*: 0.1320
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:
DEFREITAS ANDREA
Primary Owner Address:
6949 FALCONER WAY
FORT WORTH, TX 76179
Deed Date: 1/1/2022
Deed Volume:
Deed Page:
Instrument: [D221346922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEFREITAS ANDREA;PICKNEY SHAWNDERRICK	11/25/2021	D221346922		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	11/24/2021	D221346921		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	11/13/2020	D220302042		

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	\$147,547	\$32,500	\$180,047	\$180,047
2024	\$147,547	\$32,500	\$180,047	\$180,047
2023	\$154,047	\$25,000	\$179,047	\$179,047
2022	\$149,496	\$25,000	\$174,496	\$174,496
2021	\$0	\$35,000	\$35,000	\$35,000
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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.