



**Address:** [7056 WATERFOWL LN](#)  
**City:** FORT WORTH  
**Georeference:** 31682-26-18  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050H

**Latitude:** 32.8645976264  
**Longitude:** -97.4035260726  
**TAD Map:** 2024-432  
**MAPSCO:** TAR-033S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKVIEW HILLS Block 26 Lot 18

**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)

**State Code:** A  
**Year Built:** 2021  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800057790  
**Site Name:** PARKVIEW HILLS Block 26 Lot 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,974  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 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:**  
LINDSEY MATTHEW RYAN  
PEMPSELL LOIS T  
PEMPSELL JOHN J  
**Primary Owner Address:**  
7056 WATERFOWL LN  
FORT WORTH, TX 76179

**Deed Date:** 3/21/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222074539](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/21/2022	<a href="#">D222074538</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	11/13/2020	<a href="#">D220302042</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	\$280,762	\$65,000	\$345,762	\$345,762
2024	\$280,762	\$65,000	\$345,762	\$345,762
2023	\$311,704	\$50,000	\$361,704	\$361,704
2022	\$113,785	\$50,000	\$163,785	\$163,785
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)

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.