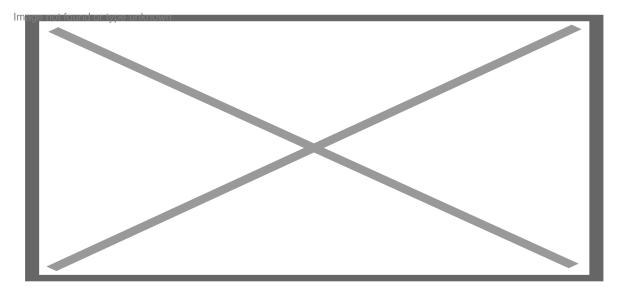


Tarrant Appraisal District Property Information | PDF Account Number: 03350762

Address: 6312 TRAIL LAKE DR

City: FORT WORTH Georeference: 45580-108-8 Subdivision: WEDGWOOD ADDITION Neighborhood Code: 4S120E Latitude: 32.6552090714 Longitude: -97.4005271524 TAD Map: 2030-356 MAPSCO: TAR-089W





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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block 108 Lot 8

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1968 Personal Property Account: N/A Agent: None

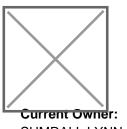
Site Number: 03350762 Site Name: WEDGWOOD ADDITION-108-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,048 Percent Complete: 100% Land Sqft^{*}: 14,840 Land Acres^{*}: 0.3406 Pool: N

+++ Rounded.

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

OWNER INFORMATION





SUMRALL LYNN M SUMRALL JAMES C

Primary Owner Address: 6312 TRAIL LAKE DR FORT WORTH, TX 76133 Deed Date: 4/11/2015 Deed Volume: Deed Page: Instrument: D215073008

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY WAY INVESTMENTS LLC	10/24/2014	D214235904		
SCOTT JULIE A	11/3/1995	00121590001322	0012159	0001322
SMITH ISABEL	1/12/1988	000000000000000000000000000000000000000	000000	0000000
SMITH ALFRED E;SMITH ISABEL	12/31/1900	000000000000000000000000000000000000000	000000	0000000

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$243,000	\$40,000	\$283,000	\$283,000
2023	\$275,000	\$40,000	\$315,000	\$259,545
2022	\$243,282	\$40,000	\$283,282	\$235,950
2021	\$174,500	\$40,000	\$214,500	\$214,500
2020	\$174,500	\$40,000	\$214,500	\$214,500

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.