



**Address:** [7449 LOS PADRES TR](#)  
**City:** FORT WORTH  
**Georeference:** 31565-25-7  
**Subdivision:** PARK GLEN ADDITION  
**Neighborhood Code:** 3K200E

**Latitude:** 32.8744033398  
**Longitude:** -97.2743259519  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036Q



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

## PROPERTY DATA

**Legal Description:** PARK GLEN ADDITION Block 25  
Lot 7

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #6 - RESIDENTIAL (605)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06224261

**Site Name:** PARK GLEN ADDITION-25-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 1,826

**Percent Complete:** 100%

**Land Sqft\*:** 5,889

**Land Acres\*:** 0.1351

**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:**  
SUSON JANICE E  
**Primary Owner Address:**  
7449 LOS PADRES TRL  
FORT WORTH, TX 76137

**Deed Date:** 2/24/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221055350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON STACY L;LEE DWAIN L	4/5/2020	<a href="#">D220124316</a>		
LEE A LYNNETTE	7/20/1999	00000000000000	0000000	0000000
LEE A LYNNETTE;LEE ASHLEY D	2/26/1997	00126850001138	0012685	0001138
HICE DONALD RAY;HICE JULIE MAREE	12/31/1990	00101480000479	0010148	0000479
CENTEX REAL ESTATE CORP	10/19/1990	00100770001483	0010077	0001483
HILLWOOD/PARK GLEN LTD	8/1/1988	00093570000344	0009357	0000344
PEROT H ROSS	1/1/1987	00000000000000	0000000	0000000

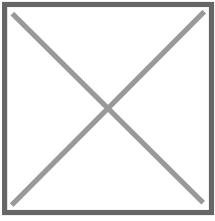
### VALUES

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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$272,279	\$65,000	\$337,279	\$317,653
2023	\$277,067	\$65,000	\$342,067	\$288,775
2022	\$207,523	\$55,000	\$262,523	\$262,523
2021	\$188,328	\$55,000	\$243,328	\$243,328
2020	\$172,570	\$55,000	\$227,570	\$227,570

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

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- 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.