

LOCATION

Account Number: 06327095

Address: 7512 BEAR LAKE DR

City: FORT WORTH

Georeference: 31565-32-17

**Subdivision: PARK GLEN ADDITION** 

Neighborhood Code: 3K200E

**Latitude:** 32.8767435843 **Longitude:** -97.2650121868

**TAD Map:** 2072-440 **MAPSCO:** TAR-036R





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

## PROPERTY DATA

Legal Description: PARK GLEN ADDITION Block 32

Lot 17

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: 06327095

**Site Name:** PARK GLEN ADDITION-32-17 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,505
Percent Complete: 100%

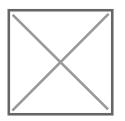
Land Sqft\*: 6,600 Land Acres\*: 0.1515

Pool: N

+++ Rounded.

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



## **OWNER INFORMATION**

Current Owner:
TAN HOE HIMM
HUYNH THUY DUONG THANH
Primary Owner Address:
7512 BEAR LAKE DR

FORT WORTH, TX 76137

**Deed Date: 10/8/2019** 

Deed Volume: Deed Page:

Instrument: D219232704

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY D LLC	6/28/2019	D219148371		
TALMAGE CORI L	5/28/2015	D215115040		
SINTON JAMES K	5/30/2008	D208241620	0000000	0000000
CLUKEY BONNIE;CLUKEY RUSSELL	12/16/2005	D205386592	0000000	0000000
PERDUE ROY G	7/26/1996	00124540000874	0012454	0000874
CANALES CODY;CANALES JEANNA K	5/26/1993	00110790002177	0011079	0002177
READ BRUCE HARRY	6/22/1990	00099670000653	0009967	0000653
CENTENIAL HOMES INC	1/1/1988	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$216,898	\$65,000	\$281,898	\$273,983
2023	\$220,687	\$65,000	\$285,687	\$249,075
2022	\$178,357	\$55,000	\$233,357	\$226,432
2021	\$150,847	\$55,000	\$205,847	\$205,847
2020	\$138,628	\$55,000	\$193,628	\$193,628

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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