



Address: [7858 PARK DOWNS DR](#)
City: FORT WORTH
Georeference: 31548-5-2
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.8809472879
Longitude: -97.2860666158
TAD Map: 2060-440
MAPSCO: TAR-036K



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

PROPERTY DATA

Legal Description: PARK BEND ESTATES
ADDITION Block 5 Lot 2

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: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07144016

Site Name: PARK BEND ESTATES ADDITION-5-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,656

Percent Complete: 100%

Land Sqft^{*}: 5,300

Land Acres^{*}: 0.1216

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:

YOZZE ADAM

Primary Owner Address:

7858 PARK DOWNS DR
FORT WORTH, TX 76137-5484

Deed Date: 4/26/2019

Deed Volume:

Deed Page:

Instrument: [D219088258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS BRITTANY	6/6/2012	D212137400	0000000	0000000
MAY DAVID A	3/27/2003	00165310000141	0016531	0000141
SMITH BILLY J	2/6/2001	00000000000000	0000000	0000000
SMITH BILLY J;SMITH KAREN A	2/12/1999	00136610000003	0013661	0000003
PULTE HOME CORP OF TEXAS	1/1/1998	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$231,661	\$65,000	\$296,661	\$294,358
2023	\$248,197	\$65,000	\$313,197	\$267,598
2022	\$209,868	\$50,000	\$259,868	\$243,271
2021	\$171,155	\$50,000	\$221,155	\$221,155
2020	\$152,889	\$50,000	\$202,889	\$202,889

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.