



**Address:** [7851 TEAL DR](#)  
**City:** FORT WORTH  
**Georeference:** 31548-7-31  
**Subdivision:** PARK BEND ESTATES ADDITION  
**Neighborhood Code:** 3K200F

**Latitude:** 32.8816521675  
**Longitude:** -97.2813960699  
**TAD Map:** 2066-440  
**MAPSCO:** TAR-036K



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

## PROPERTY DATA

**Legal Description:** PARK BEND ESTATES  
ADDITION Block 7 Lot 31

**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:** 2000

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Site Number:** 07359160

**Site Name:** PARK BEND ESTATES ADDITION-7-31

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

**Parcels:** 1

**Approximate Size+++:** 2,979

**Percent Complete:** 100%

**Land Sqft\*:** 5,619

**Land Acres\*:** 0.1289

**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:**  
TRAN THI KIM NGAN  
**Primary Owner Address:**  
7851 TEAL DR  
FORT WORTH, TX 76137

**Deed Date:** 9/9/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222225779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	5/4/2021	<a href="#">D222118071</a>		
PEARCE JEFF A;PEARCE SHANNON	5/11/2005	<a href="#">D205140414</a>	0000000	0000000
PEARCE JOAN M	7/31/2002	00158750000005	0015875	0000005
VANDERBILT MTG & FINANCE INC	11/26/2001	00153200000109	0015320	0000109
LALANI LAILA;LALANI RAMZANALI	1/26/2001	00147350000024	0014735	0000024
PULTE HOME CORP OF TEXAS	1/1/1999	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	\$324,882	\$65,000	\$389,882	\$389,882
2023	\$311,000	\$65,000	\$376,000	\$376,000
2022	\$301,052	\$50,000	\$351,052	\$316,920
2021	\$238,109	\$50,000	\$288,109	\$288,109
2020	\$216,423	\$50,000	\$266,423	\$266,423

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.