



Address: [7248 RETRIEVER LN](#)
City: FORT WORTH
Georeference: 24669-5-21
Subdivision: MALLARD COVE
Neighborhood Code: 1B200J

Latitude: 32.7837631929
Longitude: -97.1978731475
TAD Map: 2090-404
MAPSCO: TAR-066L



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

PROPERTY DATA

Legal Description: MALLARD COVE Block 5 Lot 21

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: 2003

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 40046818

Site Name: MALLARD COVE-5-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,854

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

VSP2 HOMES 3 LLC

Primary Owner Address:

3495 PIEDMONT RD NE BLDG 11 STE 300
ATLANTA, GA 30305

Deed Date: 7/1/2022

Deed Volume:

Deed Page:

Instrument: [D223052365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ BRANDON	9/25/2008	D208412378	0000000	0000000
US BANK NA	7/1/2008	D208266845	0000000	0000000
JOHNSTON HAROLD D;JOHNSTON ROICE	10/28/2004	D204351988	0000000	0000000
LUND DAN;LUND PAULA	8/4/2003	D203299708	0017066	0000078
CHOICE HOMES INC	2/18/2003	00164270000198	0016427	0000198
MALLARD COVE LP	1/1/2002	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	\$275,621	\$50,000	\$325,621	\$325,621
2023	\$281,664	\$50,000	\$331,664	\$331,664
2022	\$242,582	\$40,000	\$282,582	\$260,740
2021	\$199,546	\$40,000	\$239,546	\$237,036
2020	\$186,035	\$40,000	\$226,035	\$215,487

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

There are no exemptions for this property



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.