



**Address:** [7256 RETRIEVER LN](#)  
**City:** FORT WORTH  
**Georeference:** 24669-5-23  
**Subdivision:** MALLARD COVE  
**Neighborhood Code:** 1B200J

**Latitude:** 32.7837528716  
**Longitude:** -97.1975449891  
**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 23

**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:** None

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

**Site Number:** 40046834

**Site Name:** MALLARD COVE-5-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,445

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

PERSON JUSTIN

**Primary Owner Address:**

7256 RETRIEVER LN  
FORT WORTH, TX 76120

**Deed Date:** 6/5/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215121660](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWARD BRIAN;HOWARD LORRI	8/28/2009	<a href="#">D209233377</a>	0000000	0000000
LACKEY KARLA A	6/13/2003	00168220000079	0016822	0000079
CHOICE HOMES INC	4/8/2003	00165790000245	0016579	0000245
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$240,894	\$50,000	\$290,894	\$259,634
2023	\$239,721	\$50,000	\$289,721	\$236,031
2022	\$187,855	\$40,000	\$227,855	\$214,574
2021	\$155,067	\$40,000	\$195,067	\$195,067
2020	\$144,784	\$40,000	\$184,784	\$184,784

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.