

## LOCATION

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**Address:** [7301 CHARBONNEAU RD](#)

**City:** LAKE WORTH

**Georeference:** A1552-2NN

**Subdivision:** TOWNSEND, MOSES SURVEY

**Neighborhood Code:** 2N060B

**Latitude:** 32.809314207

**Longitude:** -97.4445841988

**TAD Map:** 2012-412

**MAPSCO:** TAR-045Z



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** TOWNSEND, MOSES SURVEY  
Abstract 1552 Tract 2NN

**Jurisdictions:**

CITY OF LAKE WORTH (016)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LAKE WORTH ISD (910)

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04220617

**Site Name:** TOWNSEND, MOSES SURVEY-2NN

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,691

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,215

**Land Acres<sup>\*</sup>:** 0.5100

**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

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**Current Owner:**

GARCIA JUAN JAMIE

GARCIA DORA

**Primary Owner Address:**

7301 CHARBONNEAU RD  
FORT WORTH, TX 76135-3433

**Deed Date:** 12/31/1900

**Deed Volume:** 0006506

**Deed Page:** 0000525

**Instrument:** 00065060000525

## VALUES

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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 | \$335,079          | \$47,216    | \$382,295    | \$299,046                    |
| 2023 | \$321,195          | \$38,500    | \$359,695    | \$271,860                    |
| 2022 | \$276,260          | \$38,500    | \$314,760    | \$247,145                    |
| 2021 | \$190,630          | \$38,500    | \$229,130    | \$224,677                    |
| 2020 | \$172,708          | \$38,500    | \$211,208    | \$204,252                    |

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

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- 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.