



**Address:** [7400 DARIEN ST](#)  
**City:** FORT WORTH  
**Georeference:** 500-6-12  
**Subdivision:** ALTA MESA ADDITION  
**Neighborhood Code:** 1E020F

**Latitude:** 32.6469240565  
**Longitude:** -97.2786956258  
**TAD Map:** 2066-356  
**MAPSCO:** TAR-106B



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

## PROPERTY DATA

**Legal Description:** ALTA MESA ADDITION Block 6  
Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1973

**Personal Property Account:** N/A

**Agent:** CBRE INC (12214)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00030813

**Site Name:** ALTA MESA ADDITION-6-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,660

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,177

**Land Acres<sup>\*</sup>:** 0.1647

**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:**

RESICAP TEXAS OWNER LLC

**Primary Owner Address:**

3630 PEACHTREE RD NE SUITE 1500  
ATLANTA, GA 30326

**Deed Date:** 5/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221155357](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUKEFORTH CODY	7/12/2017	<a href="#">D217158580</a>		
RIVERA MARIA OLIVIA	1/13/2017	<a href="#">D217009786</a>		
ARRUBLA ROBERT JR	2/19/2013	<a href="#">D213044725</a>	0000000	0000000
SECRETARY OF HUD	9/11/2012	<a href="#">D212267022</a>	0000000	0000000
HSBC BANK USA NATIONAL ASS	9/4/2012	<a href="#">D212225644</a>	0000000	0000000
HENDERSON LORI	8/15/2003	<a href="#">D203307963</a>	0017090	0000083
NEAL DANIEL L;NEAL DENISE	5/25/1994	00115980001129	0011598	0001129
NBC INVESTMENTS LTD	10/9/1993	00112840002373	0011284	0002373
CAPPS ELIZABETH;CAPPS NATHAN	10/6/1993	00112840002370	0011284	0002370
CAPPS ELIZABETH;CAPPS NATHAN	9/15/1992	00107780001411	0010778	0001411
SECRETARY OF HUD	6/17/1991	00103290000452	0010329	0000452
PRINCIPAL MUTUAL LIFE INS CO	6/4/1991	00102850000543	0010285	0000543
FIRST TEXAS SAVINGS ASSOC	12/6/1988	00094610000219	0009461	0000219
SARGENT HENRY E	12/31/1900	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	\$171,306	\$42,177	\$213,483	\$213,483
2024	\$171,306	\$42,177	\$213,483	\$213,483
2023	\$179,000	\$40,000	\$219,000	\$219,000
2022	\$133,982	\$40,000	\$173,982	\$173,982
2021	\$104,317	\$40,000	\$144,317	\$144,317
2020	\$112,000	\$40,000	\$152,000	\$152,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

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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.