



Address: [8133 MARYDEAN AVE](#)
City: FORT WORTH
Georeference: 3640-18-8
Subdivision: BROADMOOR ADDITION-FORT WORTH
Neighborhood Code: M4W06B

Latitude: 32.7289370325
Longitude: -97.4555480573
TAD Map: 2012-384
MAPSCO: TAR-073L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROADMOOR ADDITION-FORT WORTH Block 18 Lot 8

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)

Site Number: 00293059
Site Name: BROADMOOR ADDITION-FORT WORTH-18-8
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size ⁺⁺⁺: 2,228
Percent Complete: 100%
Land Sqft ^{*}: 7,800
Land Acres ^{*}: 0.1790
Pool: N

State Code: B
Year Built: 2001
Personal Property Account: N/A
Agent: SOUTHWEST PROPERTY TAX (00346)
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CANTERBURY TX PROPERTIES LLC
Primary Owner Address:
4636 LUNA CT
CYPRESS, CA 90720

Deed Date: 1/28/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213039557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPRAGUE ROBERT A;SPRAGUE SUSAN C	7/20/2001	00150460000015	0015046	0000015
TEXAS LONGHORN EQUITIES CORP	5/12/1999	00138130000332	0013813	0000332
RIDGERUNNER PROPERTIES INC	7/14/1988	00093290001751	0009329	0001751
MCCALL SAM TR	6/18/1984	00078620000515	0007862	0000515
FT WORTH DEV CO	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 ⁺
2025	\$312,291	\$15,000	\$327,291	\$327,291
2024	\$312,533	\$15,000	\$327,533	\$327,533
2023	\$330,866	\$15,000	\$345,866	\$345,866
2022	\$250,023	\$15,000	\$265,023	\$265,023
2021	\$162,640	\$15,000	\$177,640	\$177,640
2020	\$162,640	\$15,000	\$177,640	\$177,640

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.