

Tarrant Appraisal District

Property Information | PDF

Account Number: 00797200

Address: 7524 CEDARHILL RD

City: WATAUGA

**Georeference:** 10840-29-26

Subdivision: ECHO HILLS ADDITION

Neighborhood Code: 3K310K

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

## PROPERTY DATA

Legal Description: ECHO HILLS ADDITION Block

29 Lot 26

**Jurisdictions:** 

CITY OF WATAUGA (031) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (12005)

Protest Deadline Date: 5/24/2024

**Site Number: 00797200** 

Latitude: 32.88021934

**TAD Map:** 2072-440 **MAPSCO:** TAR-037P

Longitude: -97.2505883586

**Site Name:** ECHO HILLS ADDITION-29-26 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,442
Percent Complete: 100%

Land Sqft\*: 8,607 Land Acres\*: 0.1975

Pool: N

+++ Rounded.

# **OWNER INFORMATION**

Current Owner:
YAMAKATU CO LTD
Primary Owner Address:

5050 QUORUM DR STE 225 DALLAS, TX 75254 Deed Date: 6/28/2023 Deed Volume:

**Deed Page:** 

**Instrument:** D223114132

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	9/22/2022	D222233356		
PARRA JESUS;PARRA MARIA C	3/26/2013	D213075017	0000000	0000000
SECRETARY OF HOUSING	9/18/2012	D213010495	0000000	0000000
JPMORGAN CHASE BANK NA	9/5/2012	D212232686	0000000	0000000
FRANCO JUAN J	11/7/2000	00146190000160	0014619	0000160
WINSOR DEBRA A;WINSOR TODD S	6/27/1996	00124280001294	0012428	0001294
HENRY JOANN THERESA	10/2/1992	00108070000538	0010807	0000538
HENRY THOMAS H J	3/30/1983	00074750000588	0007475	0000588
SHUT MCPHERSON INC	12/31/1900	00000000000000	0000000	0000000
T HAROLD J HENRY	12/30/1900	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. <u>Tarrant County Tax Office Account Information</u>.

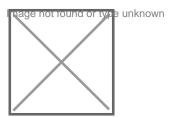
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$229,000	\$50,000	\$279,000	\$279,000
2024	\$229,000	\$50,000	\$279,000	\$279,000
2023	\$205,000	\$50,000	\$255,000	\$255,000
2022	\$202,159	\$30,000	\$232,159	\$185,129
2021	\$174,577	\$30,000	\$204,577	\$168,299
2020	\$159,621	\$30,000	\$189,621	\$152,999

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

# **EXEMPTIONS / SPECIAL APPRAISAL**

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



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.

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