



**Address:** [617 EDNA CT](#)  
**City:** EVERMAN  
**Georeference:** 13270-2-10  
**Subdivision:** EVERMAN PARK EAST ADDITION  
**Neighborhood Code:** 1E050B

**Latitude:** 32.6270550101  
**Longitude:** -97.2901012651  
**TAD Map:** 2060-348  
**MAPSCO:** TAR-106J



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

## PROPERTY DATA

**Legal Description:** EVERMAN PARK EAST  
ADDITION Block 2 Lot 10

**Jurisdictions:**

CITY OF EVERMAN (009)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1968

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$158,864

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

**Site Number:** 00889318

**Site Name:** EVERMAN PARK EAST ADDITION-2-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,220

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,235

**Land Acres<sup>\*</sup>:** 0.2120

**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:**

CHANTACA JAMES  
MUNGUIA MARIBEL

**Primary Owner Address:**

617 EDNA CT  
EVERMAN, TX 76140

**Deed Date:** 2/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224032217](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMES BONHAM REAL ESTATE FUND LLC	11/18/2020	<a href="#">D220304164</a>		
BOWTIE FAMILY HELPERS LLC	4/15/2020	<a href="#">D220092527</a>		
WOOD RYAN L	8/8/2017	<a href="#">D217183184</a>		
BOWERS HOMES LLC	12/6/2016	<a href="#">D216303051</a>		
DEUTSCHE BANK NATL TRUST CO TR	6/7/2016	<a href="#">D216132794</a>		
TREVINO MARICELA	11/21/2003	<a href="#">D203449977</a>	0000000	0000000
TREVINO JORGE	10/3/1996	00125440000152	0012544	0000152
COOK CHRIS;COOK JONEEN	7/5/1988	00093200000964	0009320	0000964
DENNIS C MOORE & CO INC	9/13/1985	00083110000439	0008311	0000439
CECIL CARO	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	\$114,629	\$44,235	\$158,864	\$158,864
2024	\$114,629	\$44,235	\$158,864	\$158,864
2023	\$100,765	\$44,235	\$145,000	\$145,000
2022	\$101,000	\$30,000	\$131,000	\$131,000
2021	\$84,934	\$30,000	\$114,934	\$114,934
2020	\$102,641	\$30,000	\$132,641	\$132,641

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

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## Tarrant Appraisal District Property Information | PDF

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.