



**Address:** [7509 PORTMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14785-1-6  
**Subdivision:** FRIARS SQUARE ADDITION  
**Neighborhood Code:** 1B030A

**Latitude:** 32.7414427372  
**Longitude:** -97.1935087978  
**TAD Map:** 2090-388  
**MAPSCO:** TAR-080H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FRIARS SQUARE ADDITION  
Block 1 Lot 6

**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)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01018116

**Site Name:** FRIARS SQUARE ADDITION-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,525

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,125

**Land Acres<sup>\*</sup>:** 0.1865

**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:**

BLUE LIGHT INVESTMENTS LLC

**Primary Owner Address:**

1055 VALLEY VISTA DR  
IRVING, TX 75063

**Deed Date:** 11/5/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219272212](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS MAXINE C	9/25/2006	<a href="#">D206314157</a>	0000000	0000000
GUISTI DUANE K	6/28/1995	00120280001349	0012028	0001349
WHITE ANTHONY	12/10/1985	00083940001493	0008394	0001493
JOE T NIX	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	\$128,000	\$45,000	\$173,000	\$173,000
2024	\$142,600	\$45,000	\$187,600	\$187,600
2023	\$182,100	\$45,000	\$227,100	\$180,704
2022	\$163,610	\$30,000	\$193,610	\$164,276
2021	\$141,121	\$30,000	\$171,121	\$149,342
2020	\$122,133	\$30,000	\$152,133	\$135,765

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.