



**Address:** [7259 MERRY LANE CT](#)  
**City:** FORT WORTH  
**Georeference:** 18295-3-6  
**Subdivision:** HILL TOP ACRES ADDITION  
**Neighborhood Code:** 1B010C

**Latitude:** 32.7565051539  
**Longitude:** -97.2028193317  
**TAD Map:** 2090-396  
**MAPSCO:** TAR-066Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILL TOP ACRES ADDITION  
Block 3 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:** 1974

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

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

**Site Number:** 01303031  
**Site Name:** HILL TOP ACRES ADDITION-3-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,812  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,918  
**Land Acres<sup>\*</sup>:** 0.2506  
**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:**  
NEWPORT INVESTMENTS LLC  
**Primary Owner Address:**  
2117 BAY COVE CT  
ARLINGTON, TX 76013

**Deed Date:** 8/15/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212202256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TALLEY BRIAN	7/13/2012	<a href="#">D212171105</a>	0000000	0000000
US BANK NA	4/3/2012	<a href="#">D212107670</a>	0000000	0000000
MADRIGAL CLAUDIA;MADRIGAL JUAN	11/14/2006	<a href="#">D206368124</a>	0000000	0000000
SOTO ANNE;SOTO TOBY A	9/14/1984	00079540001435	0007954	0001435
THOMAS JOHN KWENTUS	12/31/1900	000000000000000	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	\$122,341	\$50,049	\$172,390	\$172,390
2024	\$164,287	\$50,049	\$214,336	\$214,336
2023	\$170,222	\$40,049	\$210,271	\$210,271
2022	\$139,848	\$35,000	\$174,848	\$174,848
2021	\$129,000	\$25,000	\$154,000	\$154,000
2020	\$129,000	\$25,000	\$154,000	\$154,000

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.