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Address: [7801 DAVENPORT AVE](#)
City: FORT WORTH
Georeference: 34250-5-26
Subdivision: RIDGECREST ADDITION-FORT WORTH
Neighborhood Code: 4W003P

Latitude: 32.7110956451
Longitude: -97.450315501
TAD Map: 2012-376
MAPSCO: TAR-073V



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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-FORT WORTH Block 5 Lot 26

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: 02384655
Site Name: RIDGECREST ADDITION-FORT WORTH-5-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,381
Percent Complete: 100%
Land Sqft^{*}: 9,384
Land Acres^{*}: 0.2154
Pool: N

State Code: A
Year Built: 1955
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$140,588
Protest Deadline Date: 5/24/2024

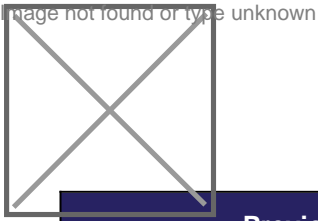
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
MINNICK ROBERT
Primary Owner Address:
7801 DAVENPORT AVE
FORT WORTH, TX 76116

Deed Date: 4/10/2019
Deed Volume:
Deed Page:
Instrument: [D219083844](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MINNICK PATSY R;MINNICK ROBERT	6/11/2009	D209157025	0000000	0000000
HUTCHINS DARRELL N	5/5/2007	0000000000000000	0000000	0000000
HUTCHINS IRENE WIGLEY EST	12/3/2004	0000000000000000	0000000	0000000
HUTCHINS AUBREY EST;HUTCHINS IRENE	12/31/1900	0000000000000000	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	\$115,588	\$25,000	\$140,588	\$138,534
2024	\$115,588	\$25,000	\$140,588	\$125,940
2023	\$110,735	\$25,000	\$135,735	\$114,491
2022	\$91,859	\$25,000	\$116,859	\$104,083
2021	\$69,621	\$25,000	\$94,621	\$94,621
2020	\$87,560	\$25,000	\$112,560	\$112,560

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

- HOMESTEAD GENERAL 11.13(b)

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.