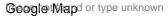
Tarrant Appraisal District Property Information | PDF Account Number: 02386836

Address: 7712 SCHARF CT

City: FORT WORTH Georeference: 34250-17-28-10 Subdivision: RIDGECREST ADDITION-FORT WORTH Neighborhood Code: 4W003P Latitude: 32.7158217143 Longitude: -97.4480460477 TAD Map: 2012-380 MAPSCO: TAR-073V



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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-FORT WORTH Block 17 Lot 28 LESS 1/2' STRIP Jurisdictions: CITY OF FORT WORTH (026) Site Number: 02386836 **TARRANT COUNTY (220)** Site Name: RIDGECREST ADDITION-FORT WORTH-17-28-10 TARRANT REGIONAL WATER DISTRIC Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 1,539 State Code: A Percent Complete: 100% Year Built: 1959 Land Sqft*: 10,920 Personal Property Account: N/A Land Acres^{*}: 0.2506 Agent: OCONNOR & ASSOCIATES (00436) ool: N Notice Sent Date: 4/15/2025 Notice Value: \$249.601 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: OWENS MICHAEL JR OWENS DAWN Primary Owner Address: 7712 SCHARF CT FORT WORTH, TX 76116

Deed Date: 2/12/2018 Deed Volume: Deed Page: Instrument: D218031018



LOCATION

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODGRIGUEZ TRINI	9/5/2017	D217208050		
HEB HOMES LLC	9/4/2017	D217208045		
LOVELY HOME SOLUTIONS LLC	7/31/2017	<u>D217174040</u>		
MORRIS PAT MURPHY EST	11/7/2006	000000000000000000000000000000000000000	0000000	0000000
MORRIS ANNIE J EST;MORRIS PAT M	12/31/1900	00055110000311	0005511	0000311

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	\$200,501	\$25,000	\$225,501	\$225,501
2024	\$224,601	\$25,000	\$249,601	\$225,082
2023	\$219,687	\$25,000	\$244,687	\$204,620
2022	\$191,007	\$25,000	\$216,007	\$186,018
2021	\$144,635	\$25,000	\$169,635	\$169,107
2020	\$128,734	\$25,000	\$153,734	\$153,734

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.