



Address: [7312 MONTERREY DR](#)
City: FORT WORTH
Georeference: 36930-17-20
Subdivision: RYANWOOD ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7499694536
Longitude: -97.2010516695
TAD Map: 2090-392
MAPSCO: TAR-080C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYANWOOD ADDITION Block
17 Lot 20

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: 1963

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$270,219

Protest Deadline Date: 5/24/2024

Site Number: 02624184

Site Name: RYANWOOD ADDITION-17-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,735

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DEBERRY TYLER

Primary Owner Address:

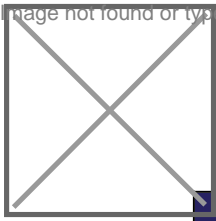
7312 MONTERREY DR
FORT WORTH, TX 76112

Deed Date: 6/18/2024

Deed Volume:

Deed Page:

Instrument: [D224108302](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEDOWSKI STEVEN Z	4/23/2015	D215085642		
BISHOP DWAYNE	3/31/2010	D210078245	0000000	0000000
BIGHAM RACHAEL	1/5/2005	D205009263	0000000	0000000
HARGIS GARLAND W	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 ⁺
2025	\$220,219	\$50,000	\$270,219	\$270,219
2024	\$220,219	\$50,000	\$270,219	\$270,219
2023	\$206,911	\$40,000	\$246,911	\$246,911
2022	\$185,821	\$35,000	\$220,821	\$220,821
2021	\$168,379	\$25,000	\$193,379	\$193,379
2020	\$137,462	\$25,000	\$162,462	\$162,462

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.