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Address: [8520 EDERVILLE RD](#)
City: FORT WORTH
Georeference: 40115-1-1A
Subdivision: STAIR WOODS ADDITION
Neighborhood Code: 1B030N

Latitude: 32.7531967449
Longitude: -97.1672093345
TAD Map: 2102-392
MAPSCO: TAR-081C



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

PROPERTY DATA

Legal Description: STAIR WOODS ADDITION Block
1 Lot 1A PER PLAT B-1602

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: 1997

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$468,000

Protest Deadline Date: 5/24/2024

Site Number: 02949318
Site Name: STAIR WOODS ADDITION-1-1A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 2,367
Percent Complete: 100%
Land Sqft ^{*}: 39,160
Land Acres ^{*}: 0.8990
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:

QUACH CHHENG NGUON
MAO SOCHEAT

Primary Owner Address:

8520 EDERVILLE RD
FORT WORTH, TX 76120

Deed Date: 11/2/2021
Deed Volume:
Deed Page:
Instrument: [D221321784](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAFAYEE BIBI T;WAFAYEE SHAH	11/1/2021	D221321783		
MCCREE PLAZA LLC-EDERVILLE	2/10/2021	D221041580		
WAFAYEE BIBI;WAFAYEE SHAH ALAM	3/25/1998	00131410000543	0013141	0000543
MAGNA CONSTRUCTION CO INC	8/5/1997	00128620000500	0012862	0000500
WAFAYEE SHAH ALAM	10/27/1994	00104830001363	0010483	0001363
WAFAYEE SHAH A	12/23/1991	00104830001363	0010483	0001363
OREBAUGH DARRAL	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 ⁺
2025	\$237,736	\$134,850	\$372,586	\$372,586
2024	\$333,150	\$134,850	\$468,000	\$452,627
2023	\$276,629	\$134,850	\$411,479	\$411,479
2022	\$277,988	\$134,850	\$412,838	\$412,838
2021	\$157,575	\$67,425	\$225,000	\$193,195
2020	\$112,781	\$67,425	\$180,206	\$175,632

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.