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Address: [1851 EDERVILLE RD S](#)
City: FORT WORTH
Georeference: 40360--A1A
Subdivision: STEVENS, H C ADDITION
Neighborhood Code: 1H030C

Latitude: 32.750353538
Longitude: -97.2585944431
TAD Map: 2072-392
MAPSCO: TAR-079A



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

PROPERTY DATA

Legal Description: STEVENS, H C ADDITION Lot A1A

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: 02956594
Site Name: STEVENS, H C ADDITION-A1A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,722
Percent Complete: 100%
Land Sqft^{*}: 12,025
Land Acres^{*}: 0.2760
Pool: N

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$262,726

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:

D'AQUIN SIDNEY D

Primary Owner Address:

3619 SUNNY PARK DR
ARLINGTON, TX 76014

Deed Date: 2/22/2020

Deed Volume:

Deed Page:

Instrument: [D220058226](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D'AQUIN SIDNEY DAVID	12/20/2012	D212312954	0000000	0000000
D'AQUIN JANITA P;D'AQUIN SIDNEY D	10/11/2001	D201260760	0000000	0000000
D'AQUIN SIDNEY DAVID	7/18/1985	00099860002037	0009986	0002037
D'AQUIN SIDNEY D;D'AQUIN TYANN R	10/23/1984	00079940000985	0007994	0000985
M L PRIDDY	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	\$124,485	\$32,025	\$156,510	\$156,510
2024	\$230,701	\$32,025	\$262,726	\$240,000
2023	\$167,975	\$32,025	\$200,000	\$200,000
2022	\$202,921	\$15,000	\$217,921	\$217,921
2021	\$125,000	\$15,000	\$140,000	\$140,000
2020	\$125,000	\$15,000	\$140,000	\$140,000

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.