



Address: [7004 EDGEWATER TR](#)
City: LAKE WORTH
Georeference: A 188-2DDD
Subdivision: BREEDING, JOHN SURVEY
Neighborhood Code: 2A400A

Latitude: 32.8181678715
Longitude: -97.4434357099
TAD Map: 2012-416
MAPSCO: TAR-045V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BREEDING, JOHN SURVEY
Abstract 188 Tract 2DDD

Jurisdictions:

CITY OF LAKE WORTH (016)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: CANTRELL MCCULLOCH INC (00751)

Notice Sent Date: 4/15/2025

Notice Value: \$621,687

Protest Deadline Date: 5/24/2024

Site Number: 03773892

Site Name: BREEDING, JOHN SURVEY-2DDD

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,879

Percent Complete: 100%

Land Sqft^{*}: 12,980

Land Acres^{*}: 0.2980

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:

V BAR V REAL ESTATE PRTNSP LP

Primary Owner Address:

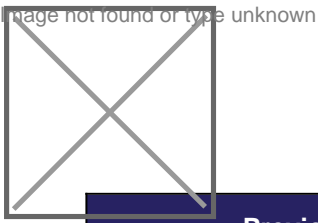
7225 ELLIS DR
WEATHERFORD, TX 76088-8402

Deed Date: 12/31/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208009817](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
V BAR V REAL ESTATE PRTNP ETAL	12/30/2007	D208009814	0000000	0000000
VERSTRAETE;VERSTRAETE VICTOR A	12/29/1982	00074190001905	0007419	0001905
BOYD FRANK 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	\$412,744	\$208,943	\$621,687	\$288,000
2024	\$412,744	\$208,943	\$621,687	\$240,000
2023	\$1,000	\$199,000	\$200,000	\$200,000
2022	\$135,096	\$64,904	\$200,000	\$200,000
2021	\$226,465	\$64,904	\$291,369	\$291,369
2020	\$226,466	\$64,904	\$291,370	\$291,370

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.