



Address: [7325 ANGLIN DR](#)
City: FORT WORTH
Georeference: A1375-44A05
Subdivision: SHELBY COUNTY SCHOOL LAND SURV
Neighborhood Code: 1A0101

Latitude: 32.6482812569
Longitude: -97.2499251968
TAD Map: 2072-356
MAPSCO: TAR-107A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHELBY COUNTY SCHOOL
LAND SURV Abstract 1375 Tract 44A5 & 44A5A HS

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

Site Number: 04155572
Site Name: SHELBY COUNTY SCHOOL LAND SURV-44A05-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,856
Percent Complete: 100%
Land Sqft^{*}: 40,946
Land Acres^{*}: 0.9400
Pool: N

State Code: A
Year Built: 1963
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$477,616
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:
CHAVEZ DAVID TERAN
Primary Owner Address:
7325 ANGLIN DR
FORT WORTH, TX 76140

Deed Date: 4/16/2021
Deed Volume:
Deed Page:
Instrument: [D221105686](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| CHAVEZ ANDREA J TERAN;CHAVEZ DAVID TERAN | 9/30/2014 | D214220487 | | |
| SIMMONS CYNTHIA ANN | 7/16/2013 | D213190393 | 0000000 | 0000000 |
| INGRAHAM HOWARD | 10/24/2012 | D212263435 | 0000000 | 0000000 |
| CORNISH L G CORNISH JR;CORNISH S | 4/27/2011 | D212146076 | 0000000 | 0000000 |
| INGRAHAM HOWARD L | 12/31/1900 | 0000000000000000 | 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 | \$418,906 | \$58,710 | \$477,616 | \$470,037 |
| 2024 | \$418,906 | \$58,710 | \$477,616 | \$427,306 |
| 2023 | \$376,733 | \$58,710 | \$435,443 | \$388,460 |
| 2022 | \$378,706 | \$53,580 | \$432,286 | \$353,145 |
| 2021 | \$287,226 | \$53,580 | \$340,806 | \$321,041 |
| 2020 | \$273,598 | \$53,580 | \$327,178 | \$291,855 |

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.