



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.