



**Address:** [7401 NORTH FWY](#)  
**City:** FORT WORTH  
**Georeference:** A1210-1A  
**Subdivision:** PECK, THOMAS SURVEY  
**Neighborhood Code:** 3K300V

**Latitude:** 32.8842666478  
**Longitude:** -97.3219450773  
**TAD Map:** 2054-440  
**MAPSCO:** TAR-035K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PECK, THOMAS SURVEY  
Abstract 1210 Tract 1A

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320)  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 80864547  
**Site Name:** 7401 NORTH FWY  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 3,511,589  
**Land Acres<sup>\*</sup>:** 80.6150  
**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:**  
EASTGROUP PROPERTIES LP  
**Primary Owner Address:**  
400 W PARKWAY PL STE 100  
RIDGELAND, MS 39157

**Deed Date:** 12/27/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223227973](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLUE MAPLE GROUP LLC	12/18/2012	<a href="#">D213119387</a>	0000000	0000000
ROYAL DENNISON A ETAL EST	12/31/1900	00055990000879	0005599	0000879



## VALUES

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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 <sup>+</sup>
2025	\$0	\$1,913,237	\$1,913,237	\$1,913,237
2024	\$0	\$1,913,237	\$1,913,237	\$1,913,237
2023	\$0	\$1,050,842	\$1,050,842	\$6,369
2022	\$0	\$1,050,842	\$1,050,842	\$6,530
2021	\$0	\$1,050,842	\$1,050,842	\$6,691
2020	\$0	\$1,050,842	\$1,050,842	\$7,417

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

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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.