



Address: [7201 MERRY LN](#)
City: FORT WORTH
Georeference: 36940-10-12R
Subdivision: RYANWOOD NORTH ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7564376335
Longitude: -97.2052301219
TAD Map: 2090-396
MAPSCO: TAR-066X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYANWOOD NORTH ADDITION
Block 10 Lot 12R

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)

State Code: A

Year Built: 1965

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$184,270

Protest Deadline Date: 5/24/2024

Site Number: 04698118

Site Name: RYANWOOD NORTH ADDITION-10-12R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,749

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

YOUNG ELLA R

Primary Owner Address:

7201 MERRY LN
FORT WORTH, TX 76112-3401

Deed Date: 2/20/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204056772](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLONIAL SAVINGS FA	1/6/2004	D204010155	0000000	0000000
BOSWELL BERNARD J	4/8/1999	00144380000348	0014438	0000348
BOSWELL RICHARD	11/7/1996	00126840000561	0012684	0000561
NELSON LARRY S;NELSON MYRTLE	10/8/1993	00112810001700	0011281	0001700
MATHISEN L LOONEY;MATHISEN MICHELLE	8/8/1990	00100310000851	0010031	0000851
HUDMAN BEN;HUDMAN LAWANDA HUDMAN	7/28/1988	00093420002382	0009342	0002382
NELSON LARRY S	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	\$106,372	\$50,000	\$156,372	\$156,372
2024	\$134,270	\$50,000	\$184,270	\$161,579
2023	\$106,890	\$40,000	\$146,890	\$146,890
2022	\$123,719	\$35,000	\$158,719	\$151,623
2021	\$112,839	\$25,000	\$137,839	\$137,839
2020	\$134,814	\$25,000	\$159,814	\$127,553

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.