



Address: [1940 CHRISTOPHER DR](#)
City: FORT WORTH
Georeference: 13280-7R1-3
Subdivision: EVERMAN PARK SOUTH ADDITION
Neighborhood Code: 1E030E

Latitude: 32.622786161
Longitude: -97.2949888236
TAD Map: 2060-344
MAPSCO: TAR-106N



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

PROPERTY DATA

Legal Description: EVERMAN PARK SOUTH
ADDITION Block 7R1 Lot 3

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: 04731743

Site Name: EVERMAN PARK SOUTH ADDITION-7R1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,878

Percent Complete: 100%

Land Sqft^{*}: 6,343

Land Acres^{*}: 0.1456

Pool: N

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$369,648

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:

RODRIGUEZ AURELIA
CIGALA MARTIN

Deed Date: 5/13/2015

Deed Volume:

Deed Page:

Instrument: [D215100714](#)

Primary Owner Address:
1940 CHRISTOPHER DR
FORT WORTH, TX 76140

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY KENITA E	2/22/2010	D210046805	0000000	0000000
WELLS FRAMING CONTRACTORS INC	12/13/2007	D207455566	0000000	0000000
WELLS DAVID	5/12/2006	D206149025	0000000	0000000
EVERMAN ISD	4/29/2005	D205163598	0000000	0000000
DURAN JOSE	10/5/1993	00112810000993	0011281	0000993
BARTON JERRY L	12/10/1992	00108960002335	0010896	0002335
SU CASA	6/4/1990	00099550001256	0009955	0001256
GILL SAVINGS ASSOC	6/21/1985	00082200000401	0008220	0000401
BETTER LIVING CORP	6/1/1984	00078600002296	0007860	0002296
SOUTHFIELD DEVELOPMENT	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	\$331,590	\$38,058	\$369,648	\$295,042
2024	\$331,590	\$38,058	\$369,648	\$268,220
2023	\$298,920	\$35,000	\$333,920	\$243,836
2022	\$200,613	\$35,000	\$235,613	\$221,669
2021	\$166,517	\$35,000	\$201,517	\$201,517
2020	\$167,288	\$35,000	\$202,288	\$191,533

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)

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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.