



**Address:** [7425 CANOGA CIR](#)  
**City:** FORT WORTH  
**Georeference:** 40685-100-31  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.8740434042  
**Longitude:** -97.3010952276  
**TAD Map:** 2060-436  
**MAPSCO:** TAR-035R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMERFIELDS ADDITION  
Block 100 Lot 31

**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:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05116473

**Site Name:** SUMMERFIELDS ADDITION-100-31

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,061

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,594

**Land Acres<sup>\*</sup>:** 0.1513

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CHAVEZ ARMANDO

**Primary Owner Address:**

7425 CANOGA CIR  
FORT WORTH, TX 76137

**Deed Date:** 7/8/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219149057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEBB JASON;WEBB TERRI	2/8/2006	<a href="#">D206041546</a>	0000000	0000000
HILL CHONG S;HILL PAUL D	8/29/2002	00159370000134	0015937	0000134
COLLINS KRISSI RENE A	1/22/1990	00098190001405	0009819	0001405
ADMINISTRATOR VETERAN AFFAIRS	8/2/1989	00097130000403	0009713	0000403
BANCPUS MTG CORP	8/1/1989	00097130000399	0009713	0000399
STEINKAMP DAVID A	8/1/1984	00078070001450	0007807	0001450
CAMBRIDGE REALTY DEV CORP	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 <sup>+</sup>
2025	\$160,535	\$55,000	\$215,535	\$215,535
2024	\$160,535	\$55,000	\$215,535	\$215,535
2023	\$169,822	\$55,000	\$224,822	\$224,822
2022	\$135,367	\$40,000	\$175,367	\$175,367
2021	\$115,970	\$40,000	\$155,970	\$155,970
2020	\$101,680	\$40,000	\$141,680	\$141,680

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.