



Address: [7456 CROSS RIDGE CIR](#)
City: FORT WORTH
Georeference: 37333-2-15
Subdivision: SANDY RIDGE ESTATES
Neighborhood Code: 1B200G

Latitude: 32.7690761097
Longitude: -97.1941717628
TAD Map: 2090-400
MAPSCO: TAR-066V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANDY RIDGE ESTATES Block
2 Lot 15
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: 1986
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)
Protest Deadline Date: 5/24/2024

Site Number: 05923565
Site Name: SANDY RIDGE ESTATES-2-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,900
Percent Complete: 100%
Land Sqft^{*}: 5,383
Land Acres^{*}: 0.1235
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:
YAMASA CO LTD
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 4/22/2023
Deed Volume:
Deed Page:
Instrument: [D223075793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORNELIUS LINDA	10/6/2014	MIL004479		
CORNELIUS JAMES EST;CORNELIUS LINDA	11/13/1998	00135280000014	0013528	0000014
KREBS PAUL D	8/5/1986	00086380002078	0008638	0002078
EXPRESSWAY INVESTMENT CO INC	10/18/1985	00083440001507	0008344	0001507
JOWELL CHARLES	1/1/1985	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	\$157,367	\$50,000	\$207,367	\$207,367
2024	\$200,000	\$50,000	\$250,000	\$250,000
2023	\$200,000	\$50,000	\$250,000	\$238,368
2022	\$245,469	\$30,000	\$275,469	\$216,698
2021	\$201,592	\$30,000	\$231,592	\$196,998
2020	\$203,192	\$30,000	\$233,192	\$179,089

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

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.