



Address: [7504 LITTLE ROCK LN](#)
City: FORT WORTH
Georeference: 37333-7-2
Subdivision: SANDY RIDGE ESTATES
Neighborhood Code: 1B200G

Latitude: 32.7715500307
Longitude: -97.1936726594
TAD Map: 2090-400
MAPSCO: TAR-066R



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
7 Lot 2

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$231,784

Protest Deadline Date: 5/24/2024

Site Number: 05924448

Site Name: SANDY RIDGE ESTATES-7-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,070

Percent Complete: 100%

Land Sqft^{*}: 4,398

Land Acres^{*}: 0.1009

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:

NICHOLS CAROLYN D FINLEY

Primary Owner Address:

7504 LITTLE ROCK LN
FORT WORTH, TX 76120-2446

Deed Date: 3/22/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209098789](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| PROCTOR CAROLYN;PROCTOR ROSS EST | 9/26/1995 | 00121220001897 | 0012122 | 0001897 |
| MILLER LYNN | 1/6/1987 | 00088010002053 | 0008801 | 0002053 |
| HOOKE BARNES HOMES | 1/9/1986 | 00084240000060 | 0008424 | 0000060 |
| 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 | \$181,784 | \$50,000 | \$231,784 | \$192,973 |
| 2024 | \$181,784 | \$50,000 | \$231,784 | \$175,430 |
| 2023 | \$183,805 | \$50,000 | \$233,805 | \$159,482 |
| 2022 | \$178,728 | \$30,000 | \$208,728 | \$144,984 |
| 2021 | \$128,923 | \$30,000 | \$158,923 | \$131,804 |
| 2020 | \$129,946 | \$30,000 | \$159,946 | \$119,822 |

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.