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**Address:** [7509 TILDEN CT](#)  
**City:** FORT WORTH  
**Georeference:** 33227-4-23  
**Subdivision:** QUAIL RIDGE ESTATES ADDITION  
**Neighborhood Code:** 4S130I

**Latitude:** 32.6496035748  
**Longitude:** -97.4237829445  
**TAD Map:** 2018-356  
**MAPSCO:** TAR-102B



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

## PROPERTY DATA

**Legal Description:** QUAIL RIDGE ESTATES  
ADDITION Block 4 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 06026311

**Site Name:** QUAIL RIDGE ESTATES ADDITION-4-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,279

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,400

**Land Acres<sup>\*</sup>:** 0.2387

**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:**  
SEVEN OAKS LP

**Primary Owner Address:**  
PO BOX 100758  
FORT WORTH, TX 76185

**Deed Date:** 5/25/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220118791](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEVAN CATHERINE I;BEVAN SCOTT J	8/17/2015	<a href="#">D215190515</a>		
BAKER DEANNA G	5/30/2007	<a href="#">D207192217</a>	0000000	0000000
PETERSEN SUSAN	6/9/2006	<a href="#">D206178622</a>	0000000	0000000
JOHNSON ALFRED W;JOHNSON SUSAN D	5/12/1997	00127710000508	0012771	0000508
BLANCHARD LISA M;BLANCHARD ROBT J	5/1/1990	00099160000751	0009916	0000751
BELTEXSAN LTD	2/15/1990	00098460000367	0009846	0000367
PARKER DESIGNS & ASSOC INC	4/11/1989	00095670001557	0009567	0001557
BELTEXSAN LTD	4/8/1988	00092520000026	0009252	0000026
QUAIL CREEK JV	1/1/1986	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	\$228,571	\$75,000	\$303,571	\$303,571
2024	\$265,000	\$75,000	\$340,000	\$340,000
2023	\$282,000	\$75,000	\$357,000	\$357,000
2022	\$287,555	\$65,000	\$352,555	\$352,555
2021	\$224,000	\$65,000	\$289,000	\$289,000
2020	\$224,000	\$65,000	\$289,000	\$289,000

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.