



**Address:** [8551 EDERVILLE RD](#)  
**City:** FORT WORTH  
**Georeference:** 10620-5-2  
**Subdivision:** EASTCHASE ADDITION  
**Neighborhood Code:** APT-North Arlington

**Latitude:** 32.7542055934  
**Longitude:** -97.1677638879  
**TAD Map:** 2102-392  
**MAPSCO:** TAR-067Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** EASTCHASE ADDITION Block 5  
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)

**Site Number:** 80579078  
**Site Name:** WOODS OF EASTCHASE  
**Site Class:** APTIndMtr - Apartment-Individual Meter  
**Parcels:** 1  
**Primary Building Name:** WOODS OF EASTCHASE / 06418341  
**Primary Building Type:** Multi-Family  
**Gross Building Area<sup>+++</sup>:** 35,662  
**Net Leasable Area<sup>+++</sup>:** 33,256  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 108,900  
**Land Acres<sup>\*</sup>:** 2.5000  
**Pool:** N

**State Code:** BC  
**Year Built:** 1990  
**Personal Property Account:** N/A  
**Agent:** CANTRELL MCCULLOCH INC (00754)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$7,172,987  
**Protest Deadline Date:** 5/31/2024

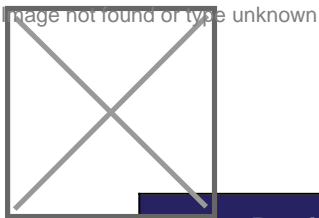
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
SOUTHERN HILLS EASTCHASE LLC  
WOODS OF EASTCHASE LLC  
**Primary Owner Address:**  
8551 EDERVILLE RD  
FORT WORTH, TX 76120

**Deed Date:** 10/9/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220263028](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BJR INV LLC	1/5/2015	<a href="#">D215190769</a>		
NUMBER ONE EASTCHASE LTD	3/7/2000	00142550000379	0014255	0000379
MRF-EASTCHASE LP	9/1/1998	00134130000269	0013413	0000269
ASSET RECOVERY FUND INC	5/14/1997	00127710000299	0012771	0000299
COMERICA BANK-TEXAS	1/7/1997	00126320002103	0012632	0002103
RENAISSANCE LIVING CORP	4/16/1990	00099240002032	0009924	0002032
THOMASON RAYMOND JR	1/1/1990	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	\$6,791,837	\$381,150	\$7,172,987	\$5,667,600
2024	\$4,341,850	\$381,150	\$4,723,000	\$4,723,000
2023	\$4,148,850	\$381,150	\$4,530,000	\$4,530,000
2022	\$4,018,850	\$381,150	\$4,400,000	\$4,400,000
2021	\$3,268,850	\$381,150	\$3,650,000	\$3,650,000
2020	\$2,951,766	\$381,150	\$3,332,916	\$3,332,916

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.