

City: FORT WORTH Georeference: 20809-9-11 Subdivision: HUNTINGTON VILLAGE PH III ADDN Neighborhood Code: 3K200I

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

PROPERTY DATA

Legal Description: HUNTINGTON VILLAGE PH III ADDN Block 9 Lot 11 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 06438113 **TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** KELLER ISD (907) State Code: A Year Built: 1991 Land Sqft*: 7,696 Personal Property Account: N/A Land Acres^{*}: 0.1766 Agent: None Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$298.498 Protest Deadline Date: 5/24/2024

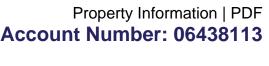
+++ Rounded.

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

OWNER INFORMATION

Current Owner: TRAN HUNG TA THU **Primary Owner Address:** 7301 INDIANA AVE FORT WORTH, TX 76137-3351

Latitude: 32.8698270211 Longitude: -97.2796521668 **TAD Map:** 2066-436 MAPSCO: TAR-036T



Tarrant Appraisal District

Deed Date: 7/16/2018 **Deed Volume: Deed Page:** Instrument: D218156735

Site Name: HUNTINGTON VILLAGE PH III ADDN-9-11 Site Class: A1 - Residential - Single Family Approximate Size+++: 1,805 Percent Complete: 100%

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Address: 7301 INDIANA AVE

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODGERS JENNIFE;RODGERS JIMMIE M	7/16/2009	D209196459	000000	0000000
MCCANN KEVIN	9/15/2008	D208359421	000000	0000000
MCCANN KEVIN P;MCCANN SERENA	1/31/2003	00163740000249	0016374	0000249
COUNTRYWIDE HOME LOANS INC	1/28/2003	00163740000250	0016374	0000250
FED NATIONAL MORTGAGE ASSOC	10/1/2002	00160330000171	0016033	0000171
JEFFERSON CARLYA	7/27/2000	00144550000310	0014455	0000310
KLINE DAVID A;KLINE MELANIE M	9/20/1991	00103960000550	0010396	0000550
U S HOME CORP	1/1/1990	000000000000000000000000000000000000000	000000	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	\$243,498	\$55,000	\$298,498	\$298,498
2024	\$243,498	\$55,000	\$298,498	\$288,317
2023	\$282,464	\$55,000	\$337,464	\$262,106
2022	\$217,956	\$40,000	\$257,956	\$238,278
2021	\$176,616	\$40,000	\$216,616	\$216,616
2020	\$177,965	\$40,000	\$217,965	\$217,965

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.