



**Address:** [8374 EDERVILLE RD](#)  
**City:** FORT WORTH  
**Georeference:** 10620-1-12B  
**Subdivision:** EASTCHASE ADDITION  
**Neighborhood Code:** RET-Northeast Fort Worth General

**Latitude:** 32.7555414842  
**Longitude:** -97.1702977855  
**TAD Map:** 2096-396  
**MAPSCO:** TAR-067X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EASTCHASE ADDITION Block 1  
Lot 12B

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** P E PENNINGTON & CO INC (00051)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$216,060

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80881369

**Site Name:** Vacant Land

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 43,212

**Land Acres<sup>\*</sup>:** 0.9920

**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:**

8374 EDERVILLE ROAD LLC

**Primary Owner Address:**

1915 WESTRIDGE DR  
IRVING, TX 75038

**Deed Date:** 11/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222266685](#)

| Previous Owners               | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| ALDI TEXAS LLC                | 5/13/2013 | <a href="#">D213123805</a> | 0000000     | 0000000   |
| EQUITY ALLIANCE OF FT W LLC   | 3/28/2007 | <a href="#">D207111339</a> | 0000000     | 0000000   |
| R&M THOMASON FAMILY PTNRSH LP | 6/1/2006  | <a href="#">D206180858</a> | 0000000     | 0000000   |
| THOMASON RAYMOND EST JR       | 1/1/1998  | 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 | \$0                | \$216,060   | \$216,060    | \$216,060                    |
| 2024 | \$0                | \$216,060   | \$216,060    | \$216,060                    |
| 2023 | \$0                | \$216,060   | \$216,060    | \$216,060                    |
| 2022 | \$0                | \$216,060   | \$216,060    | \$216,060                    |
| 2021 | \$0                | \$216,060   | \$216,060    | \$216,060                    |
| 2020 | \$0                | \$216,060   | \$216,060    | \$216,060                    |

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.