



Address: [7116 SUNDANCE LN](#)
City: FORT WORTH
Georeference: 33437C-F-13R
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8674368706
Longitude: -97.4314208403
TAD Map: 2018-436
MAPSCO: TAR-032T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANCH AT EAGLE MOUNTAIN
ADDN Block F Lot 13R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07516509

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-F-13R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,153

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

SHADWICK TOMMY RAY JR
SHADWICK SARA GENE

Primary Owner Address:

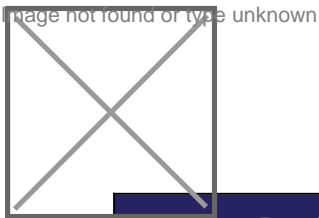
7116 SUNDANCE LN
FORT WORTH, TX 76179

Deed Date: 4/27/2023

Deed Volume:

Deed Page:

Instrument: [D223071499](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAU HIEU D;CHAU HIEU T	6/9/2000	00143860000028	0014386	0000028
LENAR HOMES OF TEXAS INC	6/9/2000	00143860000026	0014386	0000026
THE ESTATES OF EAGLE MOUNTAIN	1/1/1999	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	\$320,000	\$75,000	\$395,000	\$395,000
2024	\$320,000	\$75,000	\$395,000	\$395,000
2023	\$426,248	\$45,000	\$471,248	\$379,515
2022	\$314,598	\$45,000	\$359,598	\$345,014
2021	\$276,123	\$45,000	\$321,123	\$313,649
2020	\$240,135	\$45,000	\$285,135	\$285,135

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.