



Address: [7101 BREKENRIDGE DR](#)
City: FORT WORTH
Georeference: 33437C-K-12
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8668548913
Longitude: -97.4338717184
TAD Map: 2018-436
MAPSCO: TAR-032S



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 K Lot 12

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40043282

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-K-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,658

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MELOUK SHERIF

Primary Owner Address:

7101 BREKENRIDGE DR
FORT WORTH, TX 76179

Deed Date: 9/14/2021

Deed Volume:

Deed Page:

Instrument: [D221268394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS CHRISTOPHER D;WILLIAMS STACY	5/20/2019	D219108342		
VLASSIS DONNA;VLASSIS GEORGE	12/9/2016	D216289123		
CLARK DAVID	1/28/2014	D214019274	0000000	0000000
MCBROOM KEVIN P;MCBROOM MELISSA	10/26/2005	D205337440	0000000	0000000
FIRST TEXAS HOMES INC	11/17/2003	D203446763	0000000	0000000
THE ESTATES OF EAGLE MOUNTAIN	1/1/2002	000000000000000	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	\$310,227	\$75,000	\$385,227	\$385,227
2024	\$310,227	\$75,000	\$385,227	\$385,227
2023	\$395,343	\$45,000	\$440,343	\$370,324
2022	\$291,658	\$45,000	\$336,658	\$336,658
2021	\$257,635	\$45,000	\$302,635	\$297,897
2020	\$225,815	\$45,000	\$270,815	\$270,815

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.