



Address: [7216 CRAIG ST](#)
City: FORT WORTH
Georeference: 20970-28-1AR
Subdivision: HYDE-JENNINGS SUBDIVISION
Neighborhood Code: 1B010A

Latitude: 32.7357723885
Longitude: -97.2048399735
TAD Map: 2090-388
MAPSCO: TAR-080L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HYDE-JENNINGS SUBDIVISION
Block 28 Lot 1AR

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: A
Year Built: 1940
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$347,686
Protest Deadline Date: 5/24/2024

Site Number: 40391787
Site Name: HYDE-JENNINGS SUBDIVISION-28-1AR
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,434
Percent Complete: 100%
Land Sqft^{*}: 81,457
Land Acres^{*}: 1.8700
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:
GUZMAN CESAR RIOS
Primary Owner Address:
7216 CRAIG ST
FORT WORTH, TX 76112

Deed Date: 6/7/2019
Deed Volume:
Deed Page:
Instrument: [D219124108](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRENTS SUSAN F	12/10/2018	D218164619		
EVERETT-BAUGH MILDRED KATHRYN	1/27/2005	0000000000000000	0000000	0000000
EVERETT JACK E EST	9/23/2004	0000000000000000	0000000	0000000
EVERETT JACK E	1/1/2003	0000000000000000	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	\$174,193	\$173,493	\$347,686	\$301,929
2024	\$174,193	\$173,493	\$347,686	\$274,481
2023	\$172,774	\$163,493	\$336,267	\$249,528
2022	\$138,897	\$87,947	\$226,844	\$226,844
2021	\$118,928	\$112,200	\$231,128	\$231,128
2020	\$99,018	\$112,200	\$211,218	\$211,218

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.