



Address: [7409 ERRANDALE DR](#)
City: FORT WORTH
Georeference: 21164-1-7
Subdivision: INNISBROOK PLACE
Neighborhood Code: 2N010J

Latitude: 32.8706207774
Longitude: -97.416239158
TAD Map: 2024-436
MAPSCO: TAR-032U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: INNISBROOK PLACE Block 1
Lot 7

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40465519
Site Name: INNISBROOK PLACE-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,018
Percent Complete: 100%
Land Sqft^{*}: 7,216
Land Acres^{*}: 0.1656
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:

MCH SFR PROPERTY OWNER 4 LLC

Primary Owner Address:

14355 COMMERCE WAY
MIAMI LAKES, FL 33016

Deed Date: 6/16/2022

Deed Volume:

Deed Page:

Instrument: [D222171858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NANNINGA ALYSSA;NANNINGA MATTHEW	6/3/2019	D219119695		
BREWTON KEVIN RAYMOND;BREWTON RACHEL RENEE	7/14/2017	D217159970		
MCKINNEY ROBERT	10/8/2014	D214224337		
LONGTIDE PROPERTIES LTD	3/19/2014	D214061143	0000000	0000000
LACKLAND CALMONT LTD	10/30/2013	D213282707	0000000	0000000
MAS REAL ESTATE LTD	6/30/2008	D208394491	0000000	0000000
MIKE SANDLIN HOMES INC	1/1/2004	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	\$227,755	\$75,000	\$302,755	\$302,755
2024	\$258,031	\$75,000	\$333,031	\$333,031
2023	\$300,559	\$50,000	\$350,559	\$350,559
2022	\$253,487	\$50,000	\$303,487	\$260,700
2021	\$187,000	\$50,000	\$237,000	\$237,000
2020	\$190,449	\$50,000	\$240,449	\$240,449

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.