



**Address:** [7417 ERRANDALE DR](#)  
**City:** FORT WORTH  
**Georeference:** 21164-1-9  
**Subdivision:** INNISBROOK PLACE  
**Neighborhood Code:** 2N010J

**Latitude:** 32.8709544129  
**Longitude:** -97.4162329863  
**TAD Map:** 2024-436  
**MAPSCO:** TAR-032U



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

## PROPERTY DATA

**Legal Description:** INNISBROOK PLACE Block 1  
Lot 9

**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:** 2005

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$326,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40465535  
**Site Name:** INNISBROOK PLACE-1-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,236  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,212  
**Land Acres<sup>\*</sup>:** 0.1655  
**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:**  
MCCONOUGHNEY AND MARSHALL FAMILY TRUST  
**Primary Owner Address:**  
7417 ERRANDALE DR  
FORT WORTH, TX 76179

**Deed Date:** 10/10/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224182032](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARSHALL DEBORAH;MCCONOUGHEY BRUCE	3/25/2021	<a href="#">D221086438</a>		
MCCONOUGHEY BRUCE F	1/2/2020	<a href="#">D220003198</a>		
MCCONOUGHEY BRUCE;RODGERS KAREN D	8/8/2019	<a href="#">D219176513</a>		
CARTUS FINANCIAL CORPORATION	7/22/2019	<a href="#">D219176512</a>		
JACKSON DONALD	7/28/2014	<a href="#">D214161882</a>	0000000	0000000
MCNEELY;MCNEELY PAULA N	2/23/2011	<a href="#">D211050050</a>	0000000	0000000
MCNEELY G MCNEELY;MCNEELY PAULA	4/27/2006	<a href="#">D206128361</a>	0000000	0000000
SCOTT SANDLIN HOMES LTD	4/20/2005	<a href="#">D205119541</a>	0000000	0000000
MIKE SANDLIN CO 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 <sup>+</sup>
2025	\$209,631	\$75,000	\$284,631	\$284,631
2024	\$251,000	\$75,000	\$326,000	\$326,000
2023	\$315,852	\$50,000	\$365,852	\$315,367
2022	\$259,008	\$50,000	\$309,008	\$286,697
2021	\$210,634	\$50,000	\$260,634	\$260,634
2020	\$193,501	\$50,000	\$243,501	\$243,501

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)

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## Tarrant Appraisal District Property Information | PDF

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.