



Address: [7525 INNISBROOK LN](#)
City: FORT WORTH
Georeference: 21164-3-20
Subdivision: INNISBROOK PLACE
Neighborhood Code: 2N010J

Latitude: 32.8728658026
Longitude: -97.4150736533
TAD Map: 2024-436
MAPSCO: TAR-032R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: INNISBROOK PLACE Block 3
Lot 20

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: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40466051

Site Name: INNISBROOK PLACE-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,972

Percent Complete: 100%

Land Sqft^{*}: 7,175

Land Acres^{*}: 0.1647

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:

NIRAI SERIES B LLC

Primary Owner Address:

1757 HAVERFORD DR
ALLEN, TX 75013

Deed Date: 11/8/2023

Deed Volume:

Deed Page:

Instrument: [D223213505](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANOHAR BASKARAN;MANOHAR SARASU	5/12/2022	D222129324		
EDDLESTONE KAYLA;EDDLESTONE KENNETH JR	3/7/2019	D219045108		
RANG ONE HOLDINGS LLC	11/9/2012	D212278908	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	\$264,526	\$75,000	\$339,526	\$339,526
2024	\$264,526	\$75,000	\$339,526	\$339,526
2023	\$317,325	\$50,000	\$367,325	\$367,325
2022	\$259,048	\$50,000	\$309,048	\$285,547
2021	\$209,588	\$50,000	\$259,588	\$259,588
2020	\$191,845	\$50,000	\$241,845	\$241,845

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.