



# Tarrant Appraisal District Property Information | PDF Account Number: 40466817

### Address: 7401 DURNESS DR

City: FORT WORTH Georeference: 21164-5-25 Subdivision: INNISBROOK PLACE Neighborhood Code: 2N010J

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

## PROPERTY DATA

Legal Description: INNISBROOK PLACE Block 5 Lot 25 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: 2010 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024 Latitude: 32.8705276372 Longitude: -97.4135014412 TAD Map: 2024-436 MAPSCO: TAR-032V



Site Number: 40466817 Site Name: INNISBROOK PLACE-5-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,746 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,814 Land Acres<sup>\*</sup>: 0.1564 Pool: N

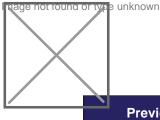
+++ Rounded.

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

### **OWNER INFORMATION**

Current Owner: ROMAN JOHN C II ROMAN M E MARTIN

**Primary Owner Address:** 7401 DURNESS DR FORT WORTH, TX 76179-4813 Deed Date: 2/25/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211050182



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISTION LLC	10/6/2010	D210263701	000000	0000000
MAS REAL ESTATE LTD	6/30/2008	D208394491	000000	0000000
MIKE SANDLIN HOMES INC	1/1/2004	000000000000000000000000000000000000000	000000	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	\$231,593	\$75,000	\$306,593	\$306,593
2024	\$231,593	\$75,000	\$306,593	\$306,593
2023	\$278,018	\$50,000	\$328,018	\$284,429
2022	\$227,799	\$50,000	\$277,799	\$258,572
2021	\$185,065	\$50,000	\$235,065	\$235,065
2020	\$169,920	\$50,000	\$219,920	\$219,920

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.