



Address: [7260 OAK CREEKS CT](#)
City: TARRANT COUNTY
Georeference: 8414-2-2
Subdivision: COTTONWOOD CREEK
Neighborhood Code: 2Y1000

Latitude: 32.8495231187
Longitude: -97.5009945785
TAD Map: 1994-428
MAPSCO: TAR-044B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COTTONWOOD CREEK Block 2
Lot 2

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$649,409

Protest Deadline Date: 5/24/2024

Site Number: 40714179

Site Name: COTTONWOOD CREEK-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,050

Percent Complete: 100%

Land Sqft^{*}: 83,635

Land Acres^{*}: 1.9199

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:

MAUERHAN MICHAEL
MAUERHAN C M

Primary Owner Address:

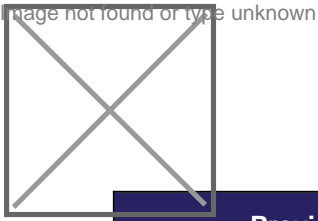
7260 OAK CREEKS CT
FORT WORTH, TX 76135-9048

Deed Date: 10/18/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205319049](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTCLAIRE CUSTOM HOMES INC	3/16/2005	D205086627	0000000	0000000
PHWPH LP	1/1/2005	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	\$562,739	\$86,670	\$649,409	\$618,891
2024	\$562,739	\$86,670	\$649,409	\$562,628
2023	\$424,810	\$86,670	\$511,480	\$511,480
2022	\$426,818	\$50,670	\$477,488	\$477,488
2021	\$428,826	\$50,670	\$479,496	\$446,247
2020	\$351,679	\$54,000	\$405,679	\$405,679

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.