07-25-2025

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LOCATION

City: FORT WORTH Georeference: 6020B-3-27

Address: 7553 VANESSA DR

Subdivision: BURTON PLACE SOUTH ADDITION Neighborhood Code: 1B070C

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

PROPERTY DATA

Legal Description: BURTON PLACE SOUTH ADDITION Block 3 Lot 27 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 40768228 **TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 1,521 State Code: A Percent Complete: 100% Year Built: 2006 Land Sqft^{*}: 5,000 Personal Property Account: N/A Land Acres^{*}: 0.1147 Agent: RESOLUTE PROPERTY TAX SOLUTION (00088) N Protest Deadline Date: 5/24/2024

+++ Rounded.

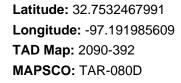
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: TRUE NORTH PROPERTY OWNER C LLC

Primary Owner Address: PO BOX 4090 SCOTTSDALE, AZ 85261

Deed Date: 10/4/2023 **Deed Volume: Deed Page:** Instrument: D223186287





Tarrant Appraisal District Property Information | PDF Account Number: 40768228

Site Name: BURTON PLACE SOUTH ADDITION-3-27 Site Class: A1 - Residential - Single Family

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE NORTH BORROWER TEXAS LLC	9/24/2021	D221280612		
REDFINNOW BORROWER LLC	7/30/2021	D221220600		
ROE JESSEE	3/29/2019	D219067551		
OPENDOOR PROPERTY D LLC	1/17/2019	D219011289		
NOLDEN LATRESHIA	8/23/2006	D206268560	000000	0000000
HMH LIFESTYLES LP	3/7/2006	D206071040	000000	0000000
DUVESTCO INC	1/1/2005	000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$143,487	\$50,000	\$193,487	\$193,487
2024	\$181,119	\$50,000	\$231,119	\$231,119
2023	\$203,915	\$50,000	\$253,915	\$253,915
2022	\$155,073	\$35,000	\$190,073	\$190,073
2021	\$133,653	\$35,000	\$168,653	\$168,653
2020	\$134,276	\$35,000	\$169,276	\$169,276

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.