



**Address:** [7401 ALVERSTONE DR](#)  
**City:** FORT WORTH  
**Georeference:** 2778-A-1  
**Subdivision:** BLAKE MEADOWS ADDITION  
**Neighborhood Code:** 1B200C

**Latitude:** 32.7645018846  
**Longitude:** -97.1957058556  
**TAD Map:** 2090-396  
**MAPSCO:** TAR-066V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BLAKE MEADOWS ADDITION  
Block A Lot 1

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40807681  
**Site Name:** BLAKE MEADOWS ADDITION-A-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,504  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,970  
**Land Acres<sup>\*</sup>:** 0.1600  
**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:**  
AMERICAN RESIDENTIAL LEASING CO LLC  
**Primary Owner Address:**  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 10/7/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214228776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KWALIRA TISUNGENI	7/27/2006	<a href="#">D206244248</a>	0000000	0000000
DR HORTON - TEXAS LTD	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 <sup>+</sup>
2025	\$160,873	\$50,000	\$210,873	\$210,873
2024	\$185,726	\$50,000	\$235,726	\$235,726
2023	\$237,109	\$50,000	\$287,109	\$287,109
2022	\$183,138	\$35,000	\$218,138	\$218,138
2021	\$166,000	\$35,000	\$201,000	\$201,000
2020	\$135,599	\$35,000	\$170,599	\$170,599

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.