



**Address:** [7448 SUNRAY DR](#)  
**City:** FORT WORTH  
**Georeference:** 2778-J-2  
**Subdivision:** BLAKE MEADOWS ADDITION  
**Neighborhood Code:** 1B200C

**Latitude:** 32.7608634891  
**Longitude:** -97.1940389039  
**TAD Map:** 2090-396  
**MAPSCO:** TAR-066Z



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 J Lot 2

**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:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41025059  
**Site Name:** BLAKE MEADOWS ADDITION-J-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,513  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,970  
**Land Acres<sup>\*</sup>:** 0.1600  
**Pool:** N

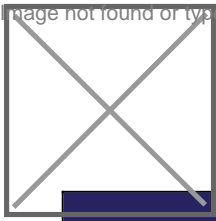
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
TIANA REAL ESTATE LLC  
**Primary Owner Address:**  
8337 SANDHILL CRANE DR  
FORT WORTH, TX 76118

**Deed Date:** 9/30/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222239770](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM TIANA	5/14/2021	<a href="#">D221142730</a>		
THATHAPPA B;THATHAPPA THIRUGNANAM	10/4/2006	<a href="#">D206321439</a>	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2006	0000000000000000	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	\$180,000	\$50,000	\$230,000	\$230,000
2024	\$205,000	\$50,000	\$255,000	\$255,000
2023	\$183,000	\$50,000	\$233,000	\$233,000
2022	\$183,849	\$35,000	\$218,849	\$218,849
2021	\$131,100	\$35,000	\$166,100	\$166,100
2020	\$131,100	\$35,000	\$166,100	\$166,100

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.