



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⁺⁺⁺: 1,513
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 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 | D221142730 | | |
| THATHAPPA B;THATHAPPA THIRUGNANAM | 10/4/2006 | D206321439 | 0000000 | 0000000 |
| DR HORTON - TEXAS LTD | 1/1/2006 | 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 | \$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.