



**Address:** [7440 SUNRAY DR](#)  
**City:** FORT WORTH  
**Georeference:** 2778-J-3  
**Subdivision:** BLAKE MEADOWS ADDITION  
**Neighborhood Code:** 1B200C

**Latitude:** 32.7609893722  
**Longitude:** -97.1941795531  
**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 3

**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:** 41025067

**Site Name:** BLAKE MEADOWS ADDITION-J-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,888

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

VANDER ZWAAG LIVING TRUST

**Primary Owner Address:**

9821 RANCHO HILLS DR  
GILROY, CA 95020

**Deed Date:** 1/10/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218026453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VANDER ZWAAG MAUREEN S;VANDER ZWAAG THOMAS	3/29/2017	<a href="#">D217072541</a>		
VANDER ZWAAG LIVING TRUST	3/4/2014	<a href="#">D214065955</a>	0000000	0000000
VANDER ZWAAG THOMAS	8/30/2006	<a href="#">D206291928</a>	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 <sup>+</sup>
2025	\$243,665	\$50,000	\$293,665	\$293,665
2024	\$257,911	\$50,000	\$307,911	\$307,911
2023	\$265,000	\$50,000	\$315,000	\$315,000
2022	\$219,000	\$35,000	\$254,000	\$254,000
2021	\$188,256	\$35,000	\$223,256	\$223,256
2020	\$181,412	\$35,000	\$216,412	\$216,412

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.