



**Address:** [7424 COWHAND CT](#)  
**City:** FORT WORTH  
**Georeference:** 44715A-13-28  
**Subdivision:** VILLAGES OF CHISHOLM RIDGE, TH  
**Neighborhood Code:** A2F010C

**Latitude:** 32.8776365685  
**Longitude:** -97.3408794683  
**TAD Map:** 2048-440  
**MAPSCO:** TAR-034R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGES OF CHISHOLM  
RIDGE, TH Block 13 Lot 28

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 41028929

**Site Name:** VILLAGES OF CHISHOLM RIDGE, TH-13-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,485

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,261

**Land Acres<sup>\*</sup>:** 0.0978

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$257,474

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

<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:**

MARTINEZ MARYANNE

**Primary Owner Address:**

7424 COWHAND CT  
FORT WORTH, TX 76131-5220

**Deed Date:** 3/18/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214054197](#)

| Previous Owners                     | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|-----------|----------------------------|-------------|-----------|
| WEBER PHILIP KENNETH                | 4/8/2010  | <a href="#">D210122122</a> | 0000000     | 0000000   |
| FEDERAL HOME LOAN MORTG CORP        | 2/2/2010  | <a href="#">D210030154</a> | 0000000     | 0000000   |
| ZIVELONGHI JOHN;ZIVELONGHI PATRICIA | 3/13/2007 | <a href="#">D207099985</a> | 0000000     | 0000000   |
| BEAZER HOMES TEXAS LP               | 4/24/2006 | <a href="#">D206120867</a> | 0000000     | 0000000   |
| S CHISHOLM RIDGE II 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 | \$217,474          | \$40,000    | \$257,474    | \$257,299                    |
| 2024 | \$217,474          | \$40,000    | \$257,474    | \$233,908                    |
| 2023 | \$229,444          | \$40,000    | \$269,444    | \$212,644                    |
| 2022 | \$176,648          | \$23,000    | \$199,648    | \$193,313                    |
| 2021 | \$154,277          | \$23,000    | \$177,277    | \$175,739                    |
| 2020 | \$142,788          | \$23,000    | \$165,788    | \$159,763                    |

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

- HOMESTEAD GENERAL 11.13(b)

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.