



**Address:** [8429 WEEPING CHERRY LN](#)  
**City:** FORT WORTH  
**Georeference:** 13280-14R-19  
**Subdivision:** EVERMAN PARK SOUTH ADDITION  
**Neighborhood Code:** 1E030B

**Latitude:** 32.629453392  
**Longitude:** -97.3026256734  
**TAD Map:** 2060-348  
**MAPSCO:** TAR-105M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EVERMAN PARK SOUTH  
ADDITION Block 14R Lot 19

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 41176251

**Site Name:** EVERMAN PARK SOUTH ADDITION-14R-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,437

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,841

**Land Acres<sup>\*</sup>:** 0.1800

**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:**

TRICON SFR 2020-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780-7303

**Deed Date:** 11/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220302920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	<a href="#">D216251785</a>		
TAH HOLDING LP	12/29/2015	<a href="#">D215290243</a>		
BURLESON FIELDS LLC	12/29/2015	<a href="#">D215290242</a>		
APEX OF TEXAS HOMES LP	10/13/2015	<a href="#">D215232901</a>		
BURLESON FIELDS LLC	12/30/2013	<a href="#">D214000022</a>	0000000	0000000
ABSOLUTE DEVELOPMENT LLC	9/15/2007	<a href="#">D207339138</a>	0000000	0000000
SHAW TONY T	9/14/2007	<a href="#">D207337847</a>	0000000	0000000
PULTE HOMES OF TEXAS LP	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	\$148,237	\$86,251	\$234,488	\$234,488
2024	\$182,749	\$86,251	\$269,000	\$269,000
2023	\$224,408	\$45,000	\$269,408	\$269,408
2022	\$199,684	\$35,000	\$234,684	\$234,684
2021	\$123,691	\$35,000	\$158,691	\$158,691
2020	\$123,691	\$35,000	\$158,691	\$158,691

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.