



**Address:** [8424 WEEPING CHERRY LN](#)  
**City:** FORT WORTH  
**Georeference:** 13280-15R-2  
**Subdivision:** EVERMAN PARK SOUTH ADDITION  
**Neighborhood Code:** 1E030B

**Latitude:** 32.6296375187  
**Longitude:** -97.3031296971  
**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 15R Lot 2

**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:** 2015  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41176294  
**Site Name:** EVERMAN PARK SOUTH ADDITION-15R-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,454  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**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 HOLDING LP	12/29/2015	<a href="#">D215290243</a>		
BURLESON FIELDS LLC	7/31/2014	<a href="#">D214166900</a>		
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	\$155,714	\$55,000	\$210,714	\$210,714
2024	\$181,000	\$55,000	\$236,000	\$236,000
2023	\$229,249	\$45,000	\$274,249	\$274,249
2022	\$203,808	\$35,000	\$238,808	\$238,808
2021	\$124,588	\$35,000	\$159,588	\$159,588
2020	\$124,588	\$35,000	\$159,588	\$159,588

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.