



Address: [7509 EDERVILLE RD](#)
City: FORT WORTH
Georeference: 6020-1-1
Subdivision: BURTON PLACE ADDITION
Neighborhood Code: M1F01A

Latitude: 32.7579581125
Longitude: -97.1931209034
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: BURTON PLACE ADDITION
Block 1 Lot 1

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: B

Year Built: 2006

Personal Property Account: N/A

Agent: LAW OFFICE OF TIFFANY HAMIL (05943)

Protest Deadline Date: 5/24/2024

Site Number: 41194314

Site Name: BURTON PLACE ADDITION-1-1

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size ⁺⁺⁺: 2,344

Percent Complete: 100%

Land Sqft ^{*}: 7,405

Land Acres ^{*}: 0.1699

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:

SPECIAL K HOLDINGS LLC

Primary Owner Address:

5700 PINE VALLEY DR
FLOWER MOUND, TX 75022-6504

Deed Date: 8/24/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211213311](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH LORETTA;SMITH WILLIAM	9/27/2007	D207356129	0000000	0000000
MORRIS JIM	3/31/2006	D206104273	0000000	0000000
RAY CONNIE;RAY DOUGLAS	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	\$317,000	\$28,000	\$345,000	\$345,000
2024	\$317,000	\$28,000	\$345,000	\$345,000
2023	\$318,402	\$28,000	\$346,402	\$346,402
2022	\$198,000	\$28,000	\$226,000	\$226,000
2021	\$122,000	\$28,000	\$150,000	\$150,000
2020	\$122,000	\$28,000	\$150,000	\$150,000

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.