



# Tarrant Appraisal District Property Information | PDF Account Number: 41194314

### Address: 7509 EDERVILLE RD

City: FORT WORTH Georeference: 6020-1-1 Subdivision: BURTON PLACE ADDITION Neighborhood Code: M1F01A

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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<sup>+++</sup>: 2,344 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,405 Land Acres<sup>\*</sup>: 0.1699 Pool: N

Latitude: 32.7579581125

TAD Map: 2090-396 MAPSCO: TAR-066Z

Longitude: -97.1931209034

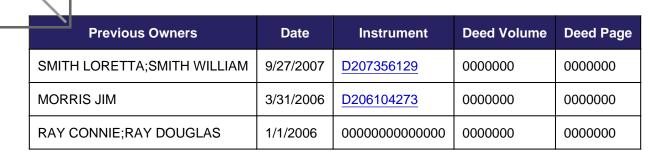
+++ Rounded.

\* 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



### 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.