



**Address:** [7521 EDERVILLE RD](#)  
**City:** FORT WORTH  
**Georeference:** 6020-1-4  
**Subdivision:** BURTON PLACE ADDITION  
**Neighborhood Code:** M1F01A

**Latitude:** 32.7579693222  
**Longitude:** -97.1925938213  
**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 4

**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:** 41194349

**Site Name:** BURTON PLACE ADDITION-1-4

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,344

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,970

**Land Acres** <sup>\*</sup>: 0.1600

**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:**

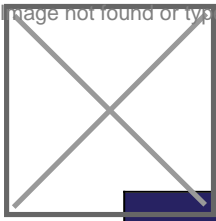
5700 PINE VALLEY DR  
FLOWER MOUND, TX 75022

**Deed Date:** 3/7/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212064170](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH LORETTA;SMITH WILLIAM	10/25/2006	<a href="#">D206335099</a>	0000000	0000000
MORRIS JIM	3/31/2006	<a href="#">D206104273</a>	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 <sup>+</sup>
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.