



**Address:** [7077 SETON HALL DR](#)  
**City:** FORT WORTH  
**Georeference:** 12753E-2-34  
**Subdivision:** EMORY PLACE THREE  
**Neighborhood Code:** 1B200L

**Latitude:** 32.7664897185  
**Longitude:** -97.2029291308  
**TAD Map:** 2090-400  
**MAPSCO:** TAR-066U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EMORY PLACE THREE Block 2  
Lot 34

**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:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$342,166

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

**Site Number:** 41285980

**Site Name:** EMORY PLACE THREE-2-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,009

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,146

**Land Acres<sup>\*</sup>:** 0.2788

**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:**

ROSARIO ERICK D ACEVEDO  
FRATICELLI JESINETTE M SANCHEZ

**Primary Owner Address:**

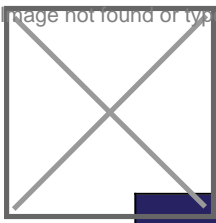
7077 SETON HALL DR  
FORT WORTH, TX 76120

**Deed Date:** 7/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219153049](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY J LLC	5/15/2019	<a href="#">D219107015</a>		
GOOCH JERRY R	7/15/2015	<a href="#">D215159727</a>		
NICHOLS LISA;NICHOLS M ETAL	6/7/2010	<a href="#">D210150979</a>	0000000	0000000
HMH LIFESTYLES LP	4/30/2007	<a href="#">D207158687</a>	0000000	0000000
EMORY PLACE LP	1/1/2007	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	\$287,166	\$55,000	\$342,166	\$336,138
2024	\$287,166	\$55,000	\$342,166	\$305,580
2023	\$288,498	\$55,000	\$343,498	\$277,800
2022	\$240,000	\$40,000	\$280,000	\$252,545
2021	\$189,586	\$40,000	\$229,586	\$229,586
2020	\$190,454	\$40,000	\$230,454	\$230,454

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

- HOMESTEAD GENERAL 11.13(b)

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.