

Tarrant Appraisal District

Property Information | PDF Account Number: 41472810

 Address: 7850 EDERVILLE RD
 Latitude: 32.7585176216

 City: FORT WORTH
 Longitude: -97.1837368706

Georeference: A 853-2A09 TAD Map: 2096-396
Subdivision: JOHNSON, ENOCH S SURVEY MAPSCO: TAR-067W

Noighborhood Code, DET Northoost Fort Worth Conorol

Neighborhood Code: RET-Northeast Fort Worth General

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

PROPERTY DATA

Legal Description: JOHNSON, ENOCH S SURVEY

Abstract 853 Tract 2A09

Jurisdictions:

CITY OF FORT WORTH (026)
Site Number: 80875174

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (222) Site Name: 7850 EDERVILLE RD

TARRANT REGIONAL WATER DISTRICT (223) Site Class: LandVacantComm - Vacant Land -Commercial

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905)

State Code: C1C

Year Built: 0

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Personal Property Account: N/A

Agent: UPTG (00670)

Notice Sent Date: 4/15/2025

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 68,824

Notice Value: \$860,312 Land Acres*: 1.5800

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: MURAWAT ALI

Primary Owner Address: 4522 CHAUMONT TRL

ARLINGTON, TX 76013

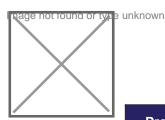
Deed Date: 6/20/2023

Deed Volume: Deed Page:

Instrument: D223172333

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEGUM MUSSARAT	7/21/2019	D219216462		
HUSSAIN MURAWAT	2/9/2009	D209041778	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$860,312	\$860,312	\$860,312
2024	\$0	\$860,312	\$860,312	\$860,312
2023	\$0	\$730,922	\$730,922	\$730,922
2022	\$0	\$730,922	\$730,922	\$730,922
2021	\$0	\$730,922	\$730,922	\$730,922
2020	\$0	\$730,922	\$730,922	\$730,922

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.