

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42188111

Latitude: 32.8678595366 Address: 7208 SEASHELL ST City: FORT WORTH Longitude: -97.4222279932

Georeference: 44715K-2-23 **TAD Map:** 2018-436

MAPSCO: TAR-032U Subdivision: VILLAGES OF EAGLE MOUNTAIN THE

Neighborhood Code: 2N0103

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

## PROPERTY DATA

Legal Description: VILLAGES OF EAGLE

MOUNTAIN THE Block 2 Lot 23

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800015396

**TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: VILLAGES OF EAGLE MOUNTAIN THE 2 23

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 2,416 EAGLE MTN-SAGINAW ISD (918) State Code: A Percent Complete: 100%

Year Built: 2017 **Land Sqft**\*: 5,575 Personal Property Account: N/A Land Acres\*: 0.1280

Agent: RESOLUTE PROPERTY TAX SOLUTION #600988)

Notice Sent Date: 4/15/2025 **Notice Value: \$344.005** 

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

**BACKUS CRAIG C Deed Date: 10/26/2017 BACKUS GAIL M** 

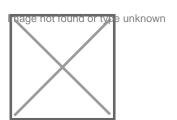
**Deed Volume: Primary Owner Address: Deed Page:** 

7208 SEASHELL ST **Instrument:** D217249655 FORT WORTH, TX 76179

**VALUES** 

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$259,000	\$65,000	\$324,000	\$324,000
2024	\$279,005	\$65,000	\$344,005	\$318,109
2023	\$331,838	\$45,000	\$376,838	\$289,190
2022	\$267,531	\$45,000	\$312,531	\$262,900
2021	\$194,000	\$45,000	\$239,000	\$239,000
2020	\$194,000	\$45,000	\$239,000	\$239,000

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

## **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.

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