



Address: [7401 EDERVILLE RD](#)
City: FORT WORTH
Georeference: 6450-2R-1R3
Subdivision: CAROL OAKS NORTH
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.7577516257
Longitude: -97.1979001459
TAD Map: 2090-396
MAPSCO: TAR-066Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CAROL OAKS NORTH Block 2R
Lot 1R3

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: F1

Year Built: 2017

Personal Property Account: [14560106](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$2,109,448

Protest Deadline Date: 5/31/2024

Site Number: 800029752

Site Name: FAMILY DOLLAR

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: FAMILY DOLLAR / 42334444

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 8,320

Net Leasable Area⁺⁺⁺: 8,800

Percent Complete: 100%

Land Sqft^{*}: 53,578

Land Acres^{*}: 1.2300

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:

KEYSTONE 1031 NET LEASED PORTFOLIO II, DST

Primary Owner Address:

350 JERICO TURNPIKE STE 302
JERICO, NY 11753

Deed Date: 2/3/2022

Deed Volume:

Deed Page:

Instrument: [D222032636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US-STABLE-PI 7401 EDERVILLE ROAD FORT WORTH LLC	3/30/2021	D221091080		
TIDWELLYEH LLC	5/10/2018	D218101873		
WSP EDERVILLE LLC	7/7/2017	D217159212		

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	\$1,787,980	\$321,468	\$2,109,448	\$2,109,448
2024	\$1,458,532	\$321,468	\$1,780,000	\$1,780,000
2023	\$1,420,532	\$321,468	\$1,742,000	\$1,742,000
2022	\$1,353,532	\$321,468	\$1,675,000	\$1,675,000
2021	\$1,395,407	\$321,468	\$1,716,875	\$1,716,875
2020	\$1,228,532	\$321,468	\$1,550,000	\$1,550,000

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.