

Tarrant Appraisal District

Property Information | PDF

Account Number: 42550945

Address: 7656 NORTHUMBERLAND DR

City: FORT WORTH

Georeference: 21164-10-15

Subdivision: INNISBROOK PLACE Neighborhood Code: 2N010Q

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

PROPERTY DATA

Legal Description: INNISBROOK PLACE Block 10

Lot 15

Jurisdictions:

CITY OF FORT WORTH (026) **TARRANT COUNTY (220)**

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800044567

Latitude: 32.8745067412

TAD Map: 2024-436 MAPSCO: TAR-032R

Longitude: -97.4105121871

Site Name: INNISBROOK PLACE 10 15 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,007 Percent Complete: 100%

Land Sqft*: 5,450 Land Acres*: 0.1251

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

ARZOUMANIAN CHRISTOPHER **Primary Owner Address:** 7656 NORTHUMBERLAND DR

FORT WORTH, TX 76179

Deed Date: 11/10/2021

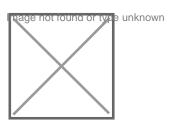
Deed Volume: Deed Page:

Instrument: D221337441

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZOYIOPOULOS ALEXANDER J	5/14/2020	D220111812		
RIVERSIDE HOMEBUILDERS LTD	10/9/2019	D219262121		

08-17-2025 Page 1

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



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	\$289,901	\$75,000	\$364,901	\$364,901
2024	\$289,901	\$75,000	\$364,901	\$364,901
2023	\$336,454	\$60,000	\$396,454	\$349,867
2022	\$258,061	\$60,000	\$318,061	\$318,061
2021	\$221,248	\$60,000	\$281,248	\$281,248
2020	\$88,362	\$60,000	\$148,362	\$148,362

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.

08-17-2025 Page 2

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