

Tarrant Appraisal District

Property Information | PDF

Account Number: 42580518

Address: 7521 THUNDER RIVER RD

City: FORT WORTH

Georeference: 30872K-E-22 Subdivision: OAK RIDGE Neighborhood Code: 1B200Y Latitude: 32.7753900561 Longitude: -97.191214604 **TAD Map:** 2090-404 MAPSCO: TAR-066R



Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: OAK RIDGE Block E Lot 22

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: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 **Notice Value: \$418,530**

Protest Deadline Date: 5/24/2024

Site Number: 800047962 Site Name: OAK RIDGE E 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,349 Percent Complete: 100%

Land Sqft*: 5,000 Land Acres*: 0.1148

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MOSSIO CRISPIN MATITI CARMELIE

Primary Owner Address: 7521 THUNDER RIVER RD

FORT WORTH, TX 76120

Deed Date: 1/25/2021

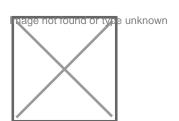
Deed Volume: Deed Page:

Instrument: D221024684

VALUES

08-18-2025 Page 1

^{*} 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	\$358,530	\$60,000	\$418,530	\$411,093
2024	\$358,530	\$60,000	\$418,530	\$373,721
2023	\$354,554	\$60,000	\$414,554	\$339,746
2022	\$248,860	\$60,000	\$308,860	\$308,860
2021	\$253,354	\$60,000	\$313,354	\$313,354
2020	\$0	\$24,816	\$24,816	\$24,816

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.

08-18-2025 Page 2

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