



**Address:** [7449 THUNDER RIVER RD](#)  
**City:** FORT WORTH  
**Georeference:** 30872K-E-30  
**Subdivision:** OAK RIDGE  
**Neighborhood Code:** 1B200Y

**Latitude:** 32.7753850953  
**Longitude:** -97.1925169017  
**TAD Map:** 2090-404  
**MAPSCO:** TAR-066R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK RIDGE Block E Lot 30

**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:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$420,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800047951

**Site Name:** OAK RIDGE E 30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,995

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1148

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

HAKIM ADHAM  
NAKKOUR HALA

**Primary Owner Address:**

7449 THUNDER RIVER RD  
FORT WORTH, TX 76120

**Deed Date:** 3/8/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221068948](#)

## 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 <sup>+</sup>
2025	\$360,000	\$60,000	\$420,000	\$420,000
2024	\$360,000	\$60,000	\$420,000	\$417,861
2023	\$319,874	\$60,000	\$379,874	\$379,874
2022	\$327,224	\$60,000	\$387,224	\$387,224
2021	\$201,562	\$60,000	\$261,562	\$261,562
2020	\$0	\$24,816	\$24,816	\$24,816

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

- 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.