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Address: [7504 THUNDER RIVER RD](#)
City: FORT WORTH
Georeference: 30872K-F-9
Subdivision: OAK RIDGE
Neighborhood Code: 1B200Y

Latitude: 32.7749715736
Longitude: -97.1918057003
TAD Map: 2090-404
MAPSCO: TAR-066R



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

PROPERTY DATA

Legal Description: OAK RIDGE Block F Lot 9

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
Protest Deadline Date: 5/24/2024

Site Number: 800047706
Site Name: OAK RIDGE F 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,378
Percent Complete: 100%
Land Sqft^{*}: 5,101
Land Acres^{*}: 0.1171
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:

DHAKAL AMBIKA PRASAD
ADHIKARI SABINA
Primary Owner Address:
7504 THUNDER RIVER RD
FORT WORTH, TX 76120

Deed Date: 7/12/2022
Deed Volume:
Deed Page:
Instrument: [D222177322](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST 1	5/23/2022	D222133628		
GUZMAN JUAN G;GUZMAN SARITA T	12/31/2020	D221015866		



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	\$280,000	\$60,000	\$340,000	\$340,000
2024	\$315,000	\$60,000	\$375,000	\$375,000
2023	\$355,774	\$60,000	\$415,774	\$415,774
2022	\$240,923	\$60,000	\$300,923	\$300,923
2021	\$254,211	\$60,000	\$314,211	\$314,211
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.