07-19-2025

# Tarrant Appraisal District Property Information | PDF Account Number: 42711990

Address: 1808 FALLING STAR DR

City: FORT WORTH Georeference: 30296Q-57-46 Subdivision: NORTHSTAR SECTION ONE PHASE ONE Neighborhood Code: 2Z300B Latitude: 32.9881278083 Longitude: -97.3978218696 TAD Map: 2024-480 MAPSCO: TAR-005K

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

### PROPERTY DATA

Legal Description: NORTHSTAR SECTION ONE PHASE ONE Block 57 Lot 46 Jurisdictions: **TARRANT COUNTY (220)** Site Number: 800058481 EMERGENCY SVCS DIST #1 (22 TARRANT COUNTY HOSPITAL (224) NORTHSTAR SECTION ONE PHASE ONE Block 57 Lot 46 TARRANT COUNTY COLLEGE (25) Class: A1 - Residential - Single Family FAR NORTH FORT WORTH MUD #10821)1 NORTHWEST ISD (911) Approximate Size+++: 2,657 State Code: A Percent Complete: 100% Year Built: 2022 Land Sqft\*: 8,791 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.2018 Agent: None Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

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

### **OWNER INFORMATION**

#### **Current Owner:**

EWALD CHARLSEY LYNETTE EWALD THERESA ANN

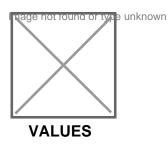
## Primary Owner Address:

1808 FALLING STAR DR FORT WORTH, TX 76052 Deed Date: 8/16/2022 Deed Volume: Deed Page: Instrument: D222204674

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	11/8/2021	D2221327867		



# LOCATION



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	\$314,000	\$85,000	\$399,000	\$399,000
2024	\$323,322	\$85,000	\$408,322	\$408,322
2023	\$340,000	\$75,000	\$415,000	\$415,000
2022	\$0	\$52,500	\$52,500	\$52,500
2021	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.