

Tarrant Appraisal District

Property Information | PDF

Account Number: 42768738

Latitude: 32.6138594769

**TAD Map:** 2018-344 **MAPSCO:** TAR-102T

Site Number: 800063404

Approximate Size+++: 2,753

Percent Complete: 100%

Land Sqft\*: 7,660

Land Acres\*: 0.1758

Parcels: 1

Site Name: PRIMROSE CROSSING Block 32 Lot 7

Site Class: A1 - Residential - Single Family

Longitude: -97.4279977099

Address: 8725 BECKER AVE

City: FORT WORTH

Georeference: 33014-32-7-71

Subdivision: PRIMROSE CROSSING

Neighborhood Code: 4S0046

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

# PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block

32 Lot 7

**Jurisdictions:** 

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

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912)

State Code: A Year Built: 2024

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065) Pool: N

Notice Sent Date: 4/15/2025 Notice Value: \$493,504

Protest Deadline Date: 5/24/2024

+++ Rounded.

**Current Owner:** 

BERLIN CHARLES CARLTON

OWNER INFORMATION

**BERLIN LAURA** 

**Primary Owner Address:** 

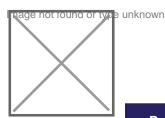
8725 BECKER AVE FORT WORTH, TX 76123 **Deed Date: 12/2/2024** 

Deed Volume: Deed Page:

Instrument: D224218002

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES	4/3/2024	D224061033		

## **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	\$333,680	\$92,320	\$426,000	\$426,000
2024	\$0	\$49,000	\$49,000	\$49,000
2023	\$0	\$49,000	\$49,000	\$49,000
2022	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.

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