

## Tarrant Appraisal District Property Information | PDF Account Number: 00761044

### Address: 7700 CASTILLO RD

City: FORT WORTH Georeference: 10610-5-1 Subdivision: EASTBROOK ADDITION Neighborhood Code: 1B030A Latitude: 32.7417088489 Longitude: -97.1896000554 TAD Map: 2090-388 MAPSCO: TAR-080H





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

### PROPERTY DATA

### Legal Description: EASTBROOK ADDITION Block 5 Lot 1

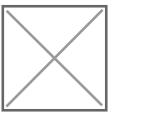
#### Jurisdictions:

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: 1983 Personal Property Account: N/A Agent: RYAN LLC (00320R) Protest Deadline Date: 5/15/2025

Site Number: 00761044 Site Name: EASTBROOK ADDITION-5-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,752 Percent Complete: 100% Land Sqft\*: 14,848 Land Acres\*: 0.3408 Pool: Y

+++ Rounded.

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



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## **OWNER INFORMATION**

#### Current Owner: FKH SFR PROPCO I LP

Primary Owner Address: 1850 PARKWAY PL STE 900

MARIETTA, GA 30067

Deed Date: 2/4/2022 Deed Volume: Deed Page: Instrument: D222037535

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VSP DALLAS LLC	12/23/2020	D221009923		
LE HUNG VANETUX TRANG TRUONG	2/10/1995	00118880001508	0011888	0001508
LE TU VAN ETAL	7/30/1991	00103350001373	0010335	0001373
MILLICAN RONALD MANSFIELD	2/22/1991	00101870001357	0010187	0001357
MILLICAN ROBIN;MILLICAN RONALD M	12/30/1983	00077090000980	0007709	0000980
FOX & JACOBS	12/31/1900	000000000000000000000000000000000000000	000000	0000000

### 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	\$0	\$0	\$0	\$0
2024	\$229,906	\$45,000	\$274,906	\$274,906
2023	\$245,000	\$45,000	\$290,000	\$290,000
2022	\$204,753	\$30,000	\$234,753	\$234,753
2021	\$188,649	\$30,000	\$218,649	\$218,649
2020	\$164,925	\$30,000	\$194,925	\$194,925

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**



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### There are no exemptions for this property

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.