

## 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

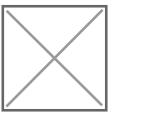
#### Jurisdictions:

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.