

# Tarrant Appraisal District Property Information | PDF Account Number: 01531638

### Address: 7433 LOCHWOOD CT

City: FORT WORTH Georeference: 23120-15-20A Subdivision: LAKE COUNTRY ESTATES ADDITION Neighborhood Code: 2N400W Latitude: 32.8789406357 Longitude: -97.4409689094 TAD Map: 2018-440 MAPSCO: TAR-032N





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

## PROPERTY DATA

### Legal Description: LAKE COUNTRY ESTATES ADDITION Block 15 Lot 20A & 21B

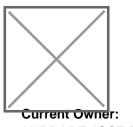
### Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 01531638
TARRANT COUNTY (220)	
TARRANT REGIONAL WATER DISTRICT	Site Name: LAKE COUNTRY ESTATES ADDITION-15-20A-20
TARRANT COUNTY HOSPITAL (224)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 1
EAGLE MTN-SAGINAW ISD (918)	Approximate Size+++: 2,633
State Code: A	Percent Complete: 100%
Year Built: 1974	Land Sqft*: 27,616
Personal Property Account: N/A	Land Acres <sup>*</sup> : 0.6339
Agent: None	Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



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Current Owner: ANDRADE JOSE R COOK MARY ELIZABETH

Primary Owner Address: 7433 LOCHWOOD CT FORT WORTH, TX 76179-3135 Deed Date: 7/21/2021 Deed Volume: Deed Page: Instrument: D221219055

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDRADE JOSE R	5/30/2006	D206166970	000000	0000000
STOUT MAYOMA J;STOUT ROBERT J	12/31/1900	00064930000886	0006493	0000886

### 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	\$0	\$0	\$0	\$0
2024	\$227,849	\$112,500	\$340,349	\$327,828
2023	\$276,397	\$75,000	\$351,397	\$298,025
2022	\$218,067	\$75,000	\$293,067	\$270,932
2021	\$171,302	\$75,000	\$246,302	\$246,302
2020	\$214,929	\$75,000	\$289,929	\$286,952

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.