



**Address:** [1625 EDERVILLE RD S](#)  
**City:** FORT WORTH  
**Georeference:** 30820-3-6B  
**Subdivision:** OAKLAND PARK ESTATES  
**Neighborhood Code:** 1H030C

**Latitude:** 32.754050915  
**Longitude:** -97.2560381595  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-065W



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

## PROPERTY DATA

**Legal Description:** OAKLAND PARK ESTATES  
Block 3 Lot 6B

**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:** 1970

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02025191

**Site Name:** OAKLAND PARK ESTATES-3-6B

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,032

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

LOUIS JOSEPH M  
LOUIS STEPHANIE MOUTON

**Primary Owner Address:**

3222 LA QUINTA DR  
MISSOURI CITY, TX 77459

**Deed Date:** 5/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224077521](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMANUS D	9/3/2018	<a href="#">DC20180903</a>		
MCMANUS CHARLES J EST;MCMANUS D	3/6/1989	00095380000400	0009538	0000400
STUTE H F	4/12/1988	00092420001787	0009242	0001787
MCMANUS CHARLES J	12/31/1900	00000000000000	0000000	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. [Tarrant County Tax Office Account Information.](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$186,307	\$20,250	\$206,557	\$206,557
2024	\$186,307	\$20,250	\$206,557	\$206,557
2023	\$189,713	\$20,250	\$209,963	\$200,640
2022	\$169,292	\$30,000	\$199,292	\$182,400
2021	\$143,056	\$30,000	\$173,056	\$165,818
2020	\$149,832	\$30,000	\$179,832	\$150,744

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

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.