Account Number: 02386739

Address: 7712 MARFA AVE

City: FORT WORTH

Georeference: 34250-17-20

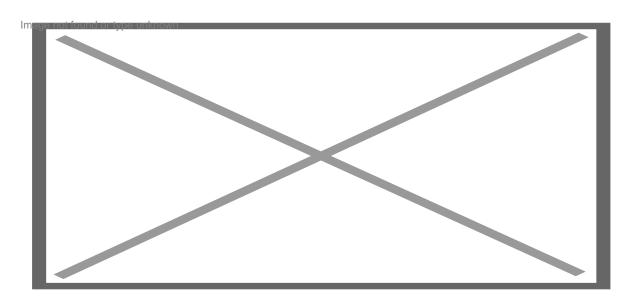
Subdivision: RIDGECREST ADDITION-FORT WORTH

Neighborhood Code: 4W003P

Latitude: 32.7147315684 Longitude: -97.4482434672

**TAD Map:** 2012-380 MAPSCO: TAR-073V





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

## PROPERTY DATA

Legal Description: RIDGECREST ADDITION-FORT

WORTH Block 17 Lot 20

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 02386739

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224) Parcels: 1

TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) Approximate Size+++: 1,299

State Code: A Percent Complete: 100%

Year Built: 1957 **Land Sqft**\*: 13,725 Personal Property Account: N/A Land Acres\*: 0.3150

Agent: None Pool: N

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

03-26-2025 Page 1

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



## **OWNER INFORMATION**

Current Owner:
TOMLIN MELINDA

Primary Owner Address:
7712 MARFA AVE
FORT WORTH, TX 76116-7719

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS ALLEN W EST	5/23/1990	00099340000691	0009934	0000691
HILL CHARLES	12/31/1900	00000000000000	0000000	0000000

**Deed Date: 6/8/2009** 

**Deed Page: 0000000** 

Deed Volume: 0000000

Instrument: D209162394

## **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	\$113,839	\$25,000	\$138,839	\$121,964
2023	\$108,688	\$25,000	\$133,688	\$110,876
2022	\$89,340	\$25,000	\$114,340	\$100,796
2021	\$66,633	\$25,000	\$91,633	\$91,633
2020	\$68,124	\$25,000	\$93,124	\$93,124

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.

03-26-2025 Page 2

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