



**Address:** [7035 EDGEWATER TR](#)  
**City:** LAKE WORTH  
**Georeference:** A 188-9  
**Subdivision:** BREEDING, JOHN SURVEY  
**Neighborhood Code:** 2A400A

**Latitude:** 32.8173161347  
**Longitude:** -97.4433377504  
**TAD Map:** 2012-416  
**MAPSCO:** TAR-045V



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

## PROPERTY DATA

**Legal Description:** BREEDING, JOHN SURVEY  
Abstract 188 Tract 9

**Jurisdictions:**

- CITY OF LAKE WORTH (016)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- LAKE WORTH ISD (910)

**State Code:** A

**Year Built:** 1945

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03775283

**Site Name:** BREEDING, JOHN SURVEY 9 and 9A

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,296

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 31,363

**Land Acres<sup>\*</sup>:** 0.7200

**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:**  
NELSON EVA DIANE  
**Primary Owner Address:**  
7035 EDGEWATER TRL  
FORT WORTH, TX 76135

**Deed Date:** 5/26/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223091829](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON ANDREW L	12/31/2004	00000000000000	0000000	0000000
NELSON ANDREW L;NELSON CHARLEAN	10/12/1990	00100700001976	0010070	0001976
JONES A J JR	11/7/1989	00097510002266	0009751	0002266
ALFORD FLOYD DEAN	10/8/1985	00083330001462	0008333	0001462
COLLINS RANDALL	5/22/1984	00078370001953	0007837	0001953
CRUM M A	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$57,368	\$264,090	\$321,458	\$321,458
2023	\$51,698	\$264,090	\$315,788	\$132,596
2022	\$58,502	\$156,816	\$215,318	\$120,542
2021	\$45,716	\$196,020	\$241,736	\$109,584
2020	\$61,208	\$196,020	\$257,228	\$99,622

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.