

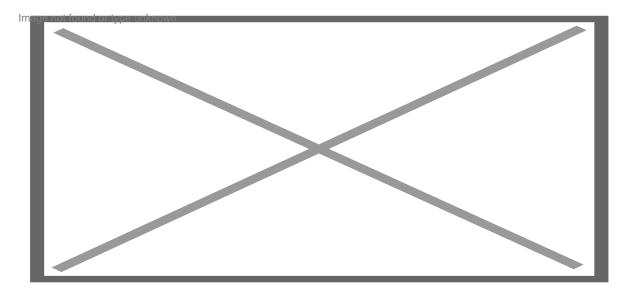
# Tarrant Appraisal District Property Information | PDF Account Number: 40316092

### Address: <u>709 MISTYMOOR LN</u> City: FORT WORTH Georeference: 12751F-5-13 Subdivision: EMERALD PARK ADDITION - FW

Neighborhood Code: 2N100B

Latitude: 32.9267791203 Longitude: -97.3734304643 TAD Map: 2036-456 MAPSCO: TAR-019R





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

## PROPERTY DATA

Legal Description: EMERALD PARK ADDITION -FW Block 5 Lot 13

### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)

### State Code: A

Year Built: 2004 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40316092 Site Name: EMERALD PARK ADDITION - FW-5-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*: 1,204 Percent Complete: 100% Land Sqft\*: 4,792 Land Acres\*: 0.1100 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

Current Owner: GUZMAN OSCAR I

Primary Owner Address: 709 MISTYMOOR LN HASLET, TX 76052-5160 Deed Date: 12/14/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204387582

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC C HOMES INC	1/1/2003	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$173,185	\$75,000	\$248,185	\$241,395
2023	\$207,380	\$45,000	\$252,380	\$219,450
2022	\$162,264	\$45,000	\$207,264	\$199,500
2021	\$136,364	\$45,000	\$181,364	\$181,364
2020	\$125,724	\$45,000	\$170,724	\$166,527

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.