

# Tarrant Appraisal District Property Information | PDF Account Number: 40316106

### Address: 713 MISTYMOOR LN City: FORT WORTH

Georeference: 12751F-5-14 Subdivision: EMERALD PARK ADDITION - FW Neighborhood Code: 2N100B Latitude: 32.9267796679 Longitude: -97.3735958169 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 14

### 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: 2005

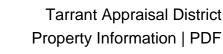
Personal Property Account: N/A

Agent: RYAN LLC (00672F) Protest Deadline Date: 5/15/2025 Site Number: 40316106 Site Name: EMERALD PARK ADDITION - FW-5-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,621 Percent Complete: 100% Land Sqft<sup>\*</sup>: 4,792 Land Acres<sup>\*</sup>: 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**





CSH PROPERTY ONE LLC

Primary Owner Address: 1717 MAIN ST STE 2000 DALLAS, TX 75201 Deed Date: 6/13/2022 Deed Volume: Deed Page: Instrument: D222152373

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ATKINSON;ATKINSON GEORGE N III	11/8/2005	D205356708	000000	0000000
CLASSIC CENTURY HOMES LTD	4/27/2005	D205127273	000000	0000000
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	\$283,754	\$75,000	\$358,754	\$358,754
2023	\$297,000	\$45,000	\$342,000	\$342,000
2022	\$252,960	\$45,000	\$297,960	\$297,960
2021	\$233,212	\$45,000	\$278,212	\$278,212
2020	\$214,271	\$45,000	\$259,271	\$259,271

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.