

Tarrant Appraisal District Property Information | PDF Account Number: 43038371

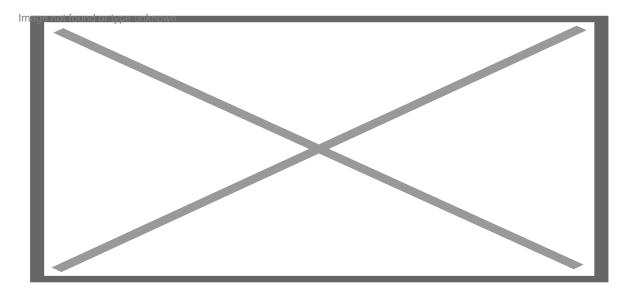
Address: <u>8805 APRIL BREEZE CT</u> City: FORT WORTH Georeference: 2415-S-8

Neighborhood Code: 1B200N

Subdivision: BENTLEY VILLAGE ADDITION

Latitude: 32.7688134826 Longitude: -97.1627170868 TAD Map: MAPSCO: TAR-067U





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

PROPERTY DATA

Legal Description: BENTLEY VILLAGE ADDITION Block S Lot 8 66.66% UNDIVIDED INTEREST

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 00212601 TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY CLASS PATAL RESIDENTIAL RESIDENTIS

State Code: A Percent Complete: 100%

Year Built: 2000 Land Sqft*: 14,508

Personal Property Ac Acres N/A3330

Agent: None Pool: N Protest Deadline Date: 5/15/2025

+++ Rounded.

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



Current Owner: COCHRANE STEPHANIE H COCHRANE TREVOR S

Primary Owner Address: 8805 APRIL BREEZE CT FORT WORTH, TX 76120 Deed Date: 1/1/2023 Deed Volume: Deed Page: Instrument: D222278566

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$301,068	\$46,662	\$347,730	\$320,434
2023	\$244,642	\$46,662	\$291,304	\$291,304
0	\$0	\$0	\$0	\$0

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.