



LOCATION

Address: [7212 BLACKTHORN DR](#)
City: FORT WORTH
Georeference: 40685-120-18
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K200N

Latitude: 32.8691717777
Longitude: -97.2801137192
TAD Map: 2066-436
MAPSCO: TAR-036T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 120 Lot 18

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05117690

Site Name: SUMMERFIELDS ADDITION-120-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,183

Percent Complete: 100%

Land Sqft^{*}: 4,678

Land Acres^{*}: 0.1073

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RH EVERGREEN OWNERCO LLC

Primary Owner Address:

5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

Deed Date: 2/24/2022

Deed Volume:

Deed Page:

Instrument: [D222052345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARVM 5 LLC	6/25/2021	D221184494		
GUESS ARIEL	7/9/2018	D218150806		
RANDALL JOHN DAVID	9/21/1990	00100540000940	0010054	0000940
LION FUNDING CORP	1/8/1990	00098190000738	0009819	0000738
MACK MARGARET;MACK VASTINE JR	8/22/1985	00082850001341	0008285	0001341
U S HOME CORP	6/7/1985	00082060001058	0008206	0001058
HEMOCRAFT BRANDS CORP	10/27/1983	00076520000150	0007652	0000150
HEMOCRAFT LAND DEV INC	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$195,000	\$45,000	\$240,000	\$240,000
2023	\$200,000	\$45,000	\$245,000	\$245,000
2022	\$169,557	\$35,000	\$204,557	\$204,557
2021	\$149,316	\$35,000	\$184,316	\$184,316
2020	\$122,878	\$35,000	\$157,878	\$157,878

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.